

▶ **FILE #:** 9-SJ-15-F

AGENDA ITEM #: 29

AGENDA DATE: 9/10/2015

▶ **SUBDIVISION:** STAUB, VAN GILDER AND HENDERSON'S ADDITION TO KNOXVILLE

▶ **APPLICANT/DEVELOPER:** LYNCH SURVEYS LLC

OWNER(S): 700 Broadway GP

TAX IDENTIFICATION: 94 D L 020.01

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS:

▶ **LOCATION:** North intersection of N. Broadway and N. Central Street, southwest side of Lamar Street

SECTOR PLAN: Central City

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

▶ **APPROXIMATE ACREAGE:** 0.328 acres

▶ **NUMBER OF LOTS:** 1

▶ **ZONING:** C-3 (General Commercial)

SURVEYOR/ENGINEER: Ryan S. Lynch

▶ **VARIANCES REQUIRED:**

1. To reduce the required right of way of N. Broadway from 30' to 25' from the centerline to the property line.
2. To reduce the required right of way of N. Central Street from 35' to 30' from the centerline to the property line.
3. To reduce the required intersection radius at N. Broadway and N. Central from 75' to 0' as shown on plat.
4. To reduce the required utility and drainage easements along all lot lines from 10' or 5' as required to 0'.

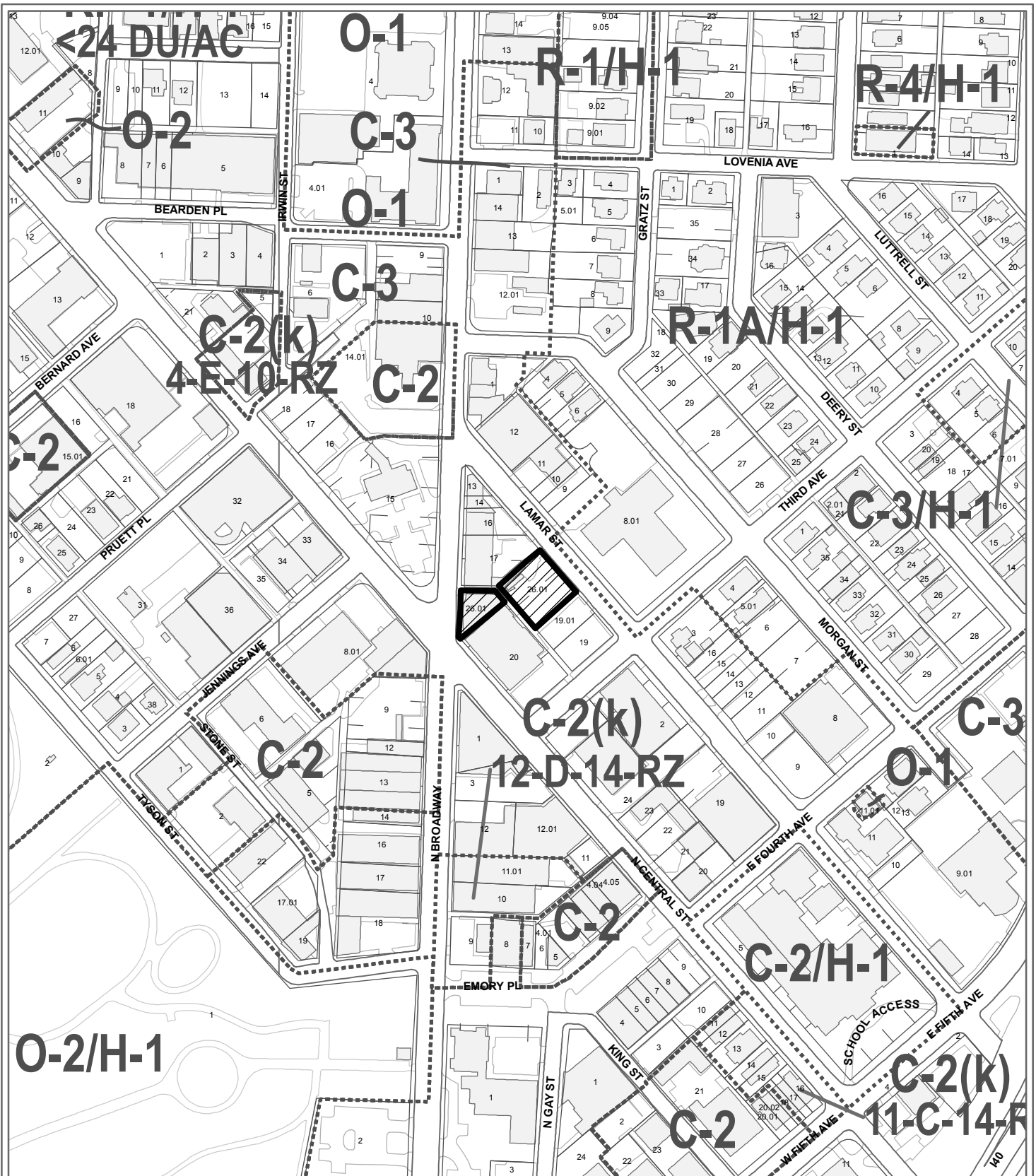
STAFF RECOMMENDATION:

▶ **Deny Variances 1-2
 Approve Variances 3-4
 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 two subdivision variances on right-of-way width from the centerline to the property line. There is an existing structure on the subject property that extends almost to the public right-of-way. The City Engineering Department does not support the requested variances for the right-of-way reduction. They do support the other two variances as requested. The City Engineering Department and MPC staff would support a revision bringing the dedication of the right of way to the building frontage putting the sidewalk into the public right-of-way. MPC staff cannot recommend approval of the Final Plat without the support of the City Engineering Department.

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.



**9-SJ-15-F
FINAL SUBDIVISION PLAT**

Petitioner: Lynch Surveys LLC



Final Plat For: Staub, Van Gilder and Henderson's Addition to Knoxville

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

Map No: 94
Jurisdiction: City

0 250
Feet



TOTAL AREA
0.328 ACRES
14,288 ACRES
Total Lots = 2

THIS PLAT IS APPROVED FOR THE SUBDIVISION AND TRANSFER OF PROPERTY ONLY. ANOTHER PLAT MAY BE REQUIRED IF NEW STORMWATER QUANTITY AND/OR WATER QUALITY FACILITIES ARE NEEDED FOR FUTURE DEVELOPMENT

Certificate of Ownership and General Dedication

I, (We) _____, the 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, if so accepted by the appropriate governmental agency, 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 great easement 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.

State of Tennessee, County of Knox
On this _____ day of _____, 20____ before me personally appeared _____, 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)

Right-of-Way Encroachment Certification

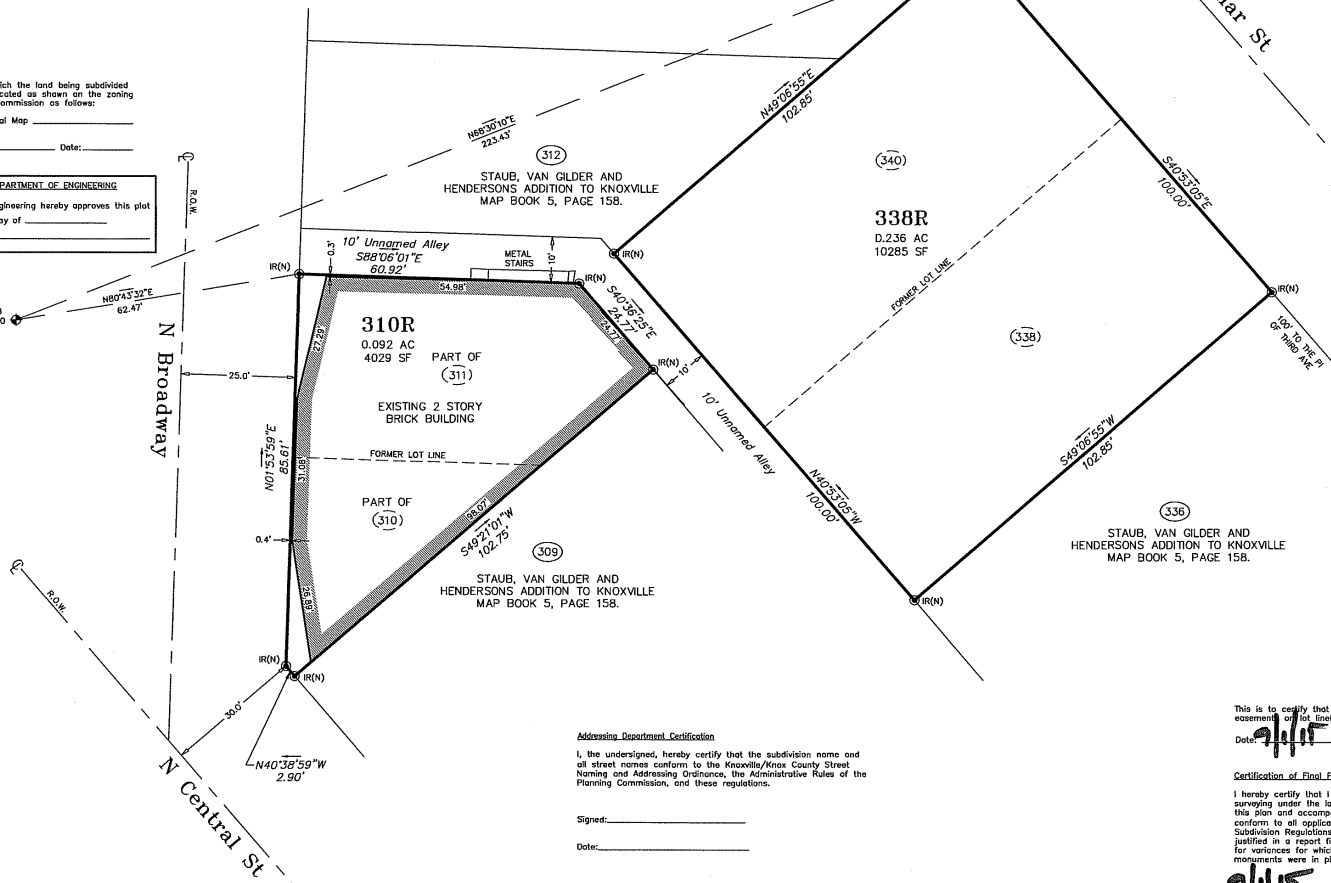
I, (We) _____, the undersigned owner(s) of the property shown herein, understand that the City of Knoxville is not approving the projection of any encroachment(s) into any right-of-way(s) as shown hereon, and that I, (We) accept full responsibility for any resulting consequences thereof.



- NOTES:**
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED.
 - CLT TAX MAP 940 "L" PARCEL 26.01
 - DEED REFERENCE - INST. 201401300045069
 - PLAT: 14,288 SQUARE FEET INTO A TOTAL OF 2 LOTS
 - CITY BLOCK NUMBER 07021.
 - THIS PROPERTY IS ZONED C-3
 - ALL UNDERGROUND UTILITIES ARE REFERENCE TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
 - GRID NORTH IS BASED ON BEARING OF N41°49'27"W BETWEEN C.O.K. CONTROL POINT No. 1650 AND 1651. (DISTANCES HAVE NOT BEEN REDUCED TO GRID) [NAD83 (2011)]
 - EXISTING STRUCTURES WERE BUILT PRIOR TO PRESENT ZONING, AND THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY NONCONFORMITY 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.
 - PLAT REFERENCE: STAUB, VAN GILDER AND HENDERSONS ADDITION TO KNOXVILLE: MAP BOOK 5, PAGE 158 (INST 19080923000000)

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 _____
Signed: _____ Date: _____

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING
The Department of Engineering hereby approves this plat on this _____ day of _____
Engineering Director _____



Certification 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 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: _____ Secretary
Date: _____

This is to certify that there are no recorded drainage or utility easements or lot line(s) being eliminated on this subdivision.
Date: 9/11/15 Signature: [Signature]

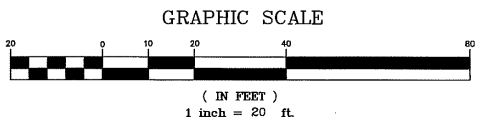
Certification of Final Plat - Construction Complete
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents, and statements conform to all applicable provisions 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 _____ day of _____, 20____.
9/11/15 [Signature]
Registered Land Surveyor: [Signature]
Tennessee Certificate No. 2447

NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPEARING IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.
This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map, and found that the above described is not located in a special flood hazard area.
Date: 9/11/15
Signature: [Signature]

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: _____

In the City of Knoxville and Sewered Areas of Knox County
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

Taxes and Assessments
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



- THE FOLLOWING VARIANCES WERE APPROVED BY MPC ON SEPTEMBER 10, 2015
- TO REDUCE THE REQUIRED RIGHT OF WAY OF N. BROADWAY FROM 30' TO 25' FROM THE CENTERLINE TO THE PROPERTY LINE.
 - TO REDUCE THE REQUIRED RIGHT OF WAY OF N. CENTRAL STREET FROM 35' TO 30' FROM THE CENTERLINE TO THE PROPERTY LINE.
 - TO REDUCE THE REQUIRED RADIUS AT THE INTERSECTION OF N. BROADWAY AND N. CENTRAL STREET FROM 75' TO AS 0' AS SHOWN ON PLAT.
 - TO REDUCE THE REQUIRED 10' UTILITY AND DRAINAGE EASEMENT TO 0'.

REVISED!
9/11/2015
9-5J-15-F

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEYS.COM

REVISIONS	
DRAWN BY: R. LYNCH	1 09/01/2015 MPC & COK
CHECKED BY: R. LYNCH	3
APPROVED BY: R.S.L.	4
SCALE: 1" = 20'	5
DATE: 07/27/2015	6

OWNER/FOR:
700 Broadway
1521 Cherokee Blvd
Knoxville, Tennessee 37919
Phone: 865-803-7777

FINAL PLAT OF:
RESUBDIVISION OF: LOTS PART OF 310, 311, AND ALL OF 338, AND 340
STAUB, VAN GILDER AND HENDERSON'S ADDITION TO KNOXVILLE
District 2, Knox County, Tennessee
Ward 7, Knoxville, Tennessee
PROJECT NO. 3830

