



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Fwd: Item 66

1 message

Terry Gilhula <terry.gilhula@knoxmpc.org>
Reply-To: terry.gilhula@knoxmpc.org
To: commission@knoxmpc.org

Sat, Apr 8, 2017 at 11:40 AM

Begin forwarded message:

From: Carson Dailey <Carson.Dailey@knoxcounty.org>
Date: April 8, 2017 at 7:23:38 AM EDT
To: mpc contct <contact@knoxmpc.org>
Subject: Item 66

Please take item 66 or place off consent agenda. Concerns from the community on the second duplex.

Thank you.

Commissioner Carson Dailey
[865-660-0019](tel:865-660-0019)

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This message was directed to commission@knoxmpc.org

B. M. (7) - 42

66

Commissioner Carson Dailey 7508 Government Farm Road 37920.

The use on review does not come before County Commission but can be appealed to BZA.

Mr. Goddard ask me to be the contact between the neighbors and neighborhood association.

Mr. Goddard ask for support to build one more rental duplex on lot 1R2R1. The neighbors and neighborhood association agreed this would fit the character of the other units facing Martin Mill Pike.

Mr. Goddard told me that he did not want to build on lot 1R1R2 because this was and should be a non-buildable lot. This was relayed to the neighbors and the neighborhood association. All was in agreement to this request.

Mr. Goddard then submitted plans to add the second rental duplex on lot 1E1R2 with a driveway connection to Martin Mill Pike. The driveway is not in the codes regulations of sight or distance from an intersection.

Mr. Goddard was told that the second lot by MPC and Knox County Engineering does not meet the sight distance requirements.

The second duplex after being submitted is turned 180 degrees from the four rental duplexes facing Martin Mill Pike. Out of character with the layout of the subdivision and the neighborhood.

This lot has no direct driveway access and must use the shared driveway of lot 1R1R1. If approved as requested this access can and will create issues with renters and transfers of property in the future.

Knox County Engineering did approve this access only because it is the correct distance from the intersection. Knox County Engineering concern is sight distance and did not take into consideration of no direct access to the lot 1R1R2.

The left side of the setback is 8'2" and 8' 7" giving a 16' 9" buffer. All other rental duplexes are 13' or larger giving a 26' buffer between buildings.

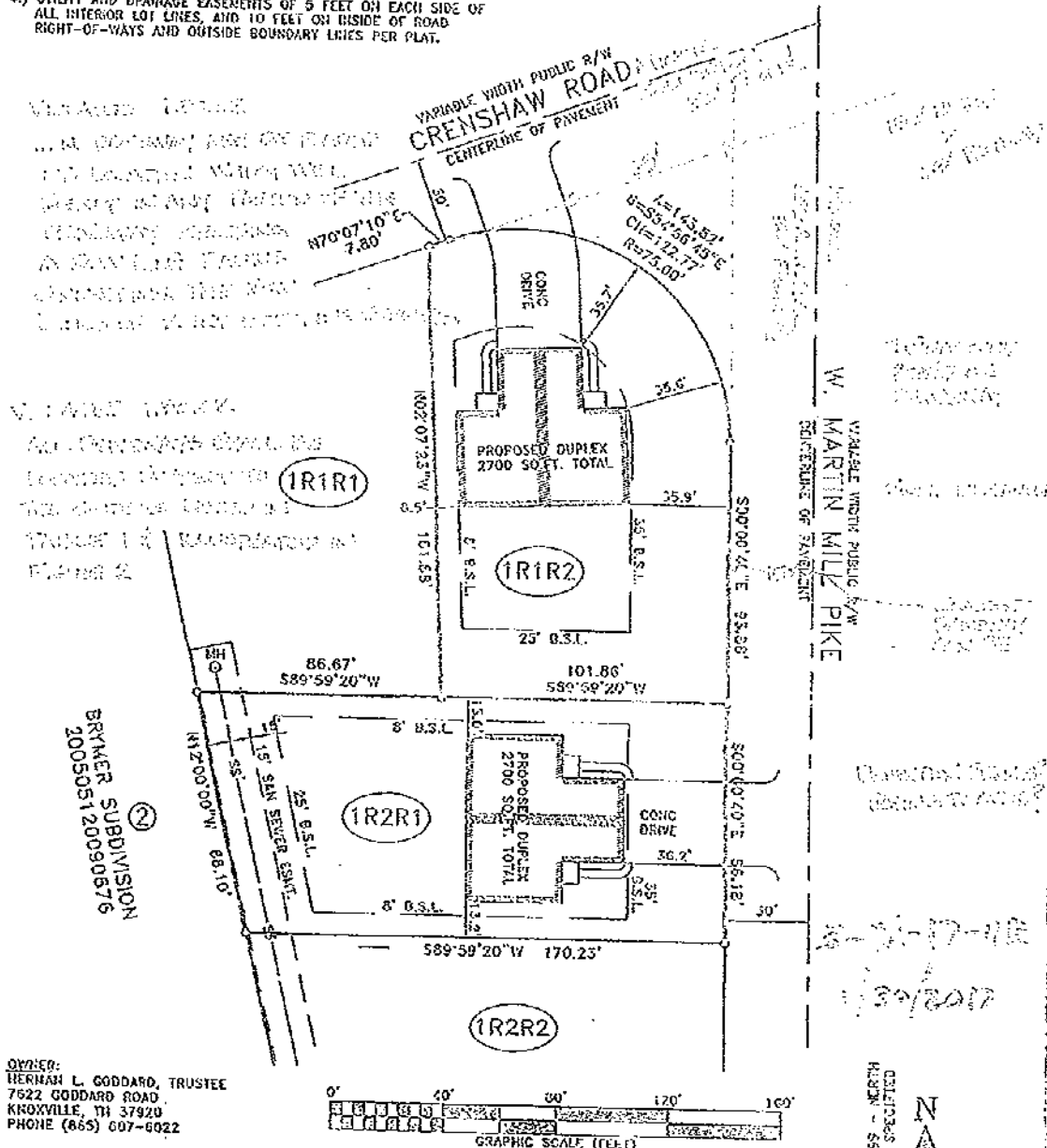
All duplex driveways have a two car turn rounds this unit 1R1R2 has a single car turn around. This will create problems with two renters with two automobiles each.

When submitted on the first request for approval to MPC as a subdivision this lot was never a buildable lot. Mr. Goddard new this at that time is now trying to go around the rules, regulations and codes that have been adopted by all Knox County departments and commissions. Please vote to approve the lot 1R2R1 and deny the request for approval on lot 1R1R2 due to the many reasons as stated.

- NOTES:
- 1.) SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
 - 2.) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SITE PLAN IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS PREPARER, THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 - 3.) PROPERTY IS ZONED: "RA"
PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
 - 4.) UTILITY AND DRAINAGE EASEMENTS OF 5 FEET ON EACH SIDE OF ALL INTERIOR LOT LINES, AND 10 FEET ON INSIDE OF ROAD RIGHT-OF-WAYS AND OUTSIDE BOUNDARY LINES PER PLAT.

NOTE:
1.) THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE PREPARER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE PREPARER FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
THE PREPARER HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.

1st proposal



OWNER:
HERMAN L. GODDARD, TRUSTEE
7522 GODDARD ROAD
KNOXVILLE, TN 37920
PHONE (865) 607-6022

PROPOSED SITE PLAN FOR HERMAN GODDARD

SITE PLAN FOR DISTRICT 9 COUNTY KNOX CITY _____ YARD _____ STATE TN

LOT NO. 1R2R1 & 1R1R2 BY RESUB. HERMAN GODDARD PROP.

ADDRESS CRENSHAW ROAD & MARTIN MILL PK.

PLAT REFERENCE 201611010028569

DEED REFERENCE 201510280026435

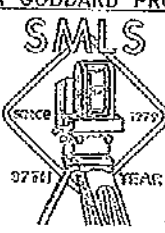
TAX MAP 136 GROUP _____ PARCEL 076.07-076.08

CITY BLOCK NO. _____ SCALE 1"=40'

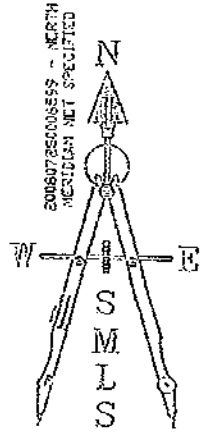
DATE 1-6-17 REVISION DATE _____

CENSUS TRACT NO. 56.04 DRAFTER BY MJD

BEARING BASE RECORDED PLAT



SMACKY MOUNTAIN LAND SURVEYING CO., INC.
MATTHEW J. DAWSON
R.L.S. #5050
P.O. BOX 9697
KNOXVILLE, TN 37920
PH: (865) 579-4076
FAX: (865) 579-4525
WWW.SMLSURVY.COM



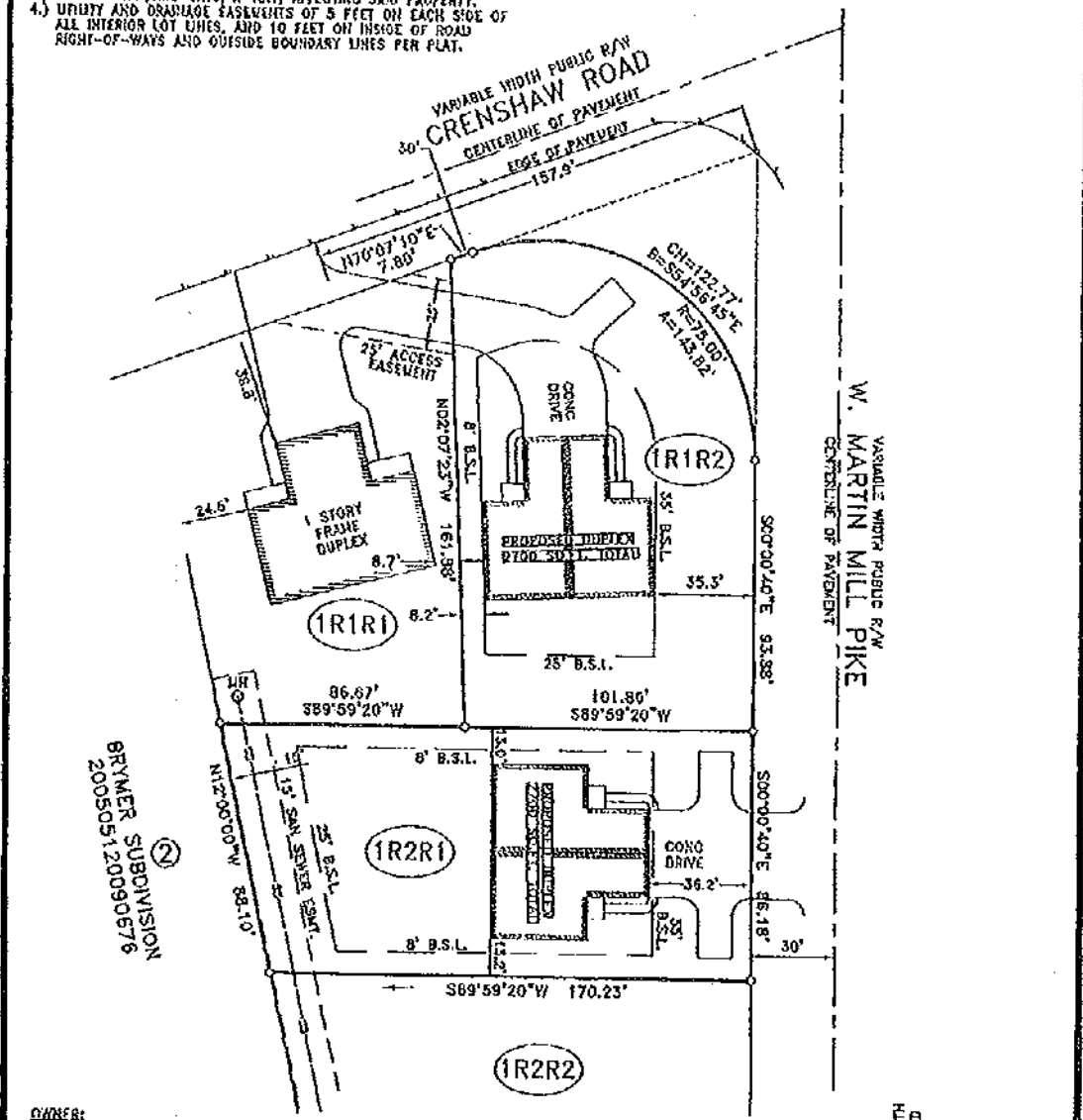
SMLS DRAWING NO. 040110R3-SP1

3RD PROPOSAL

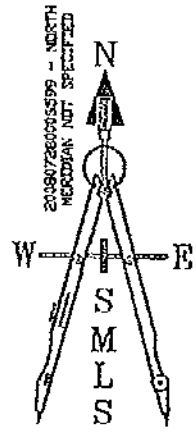
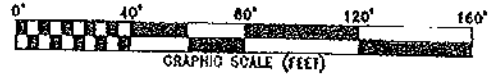
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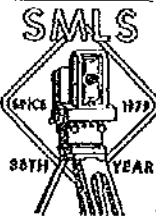


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PROPOSED SITE PLAN FOR HERMAN GODDARD

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 LOT NO. 1R2R1 & 1R1R2 IN RESUB. HERMAN GODDARD PROP.
 ADDRESS CRENSHAW ROAD & MARTIN MILL PK.
 PLAN REFERENCE 201611010028589
 DEED REFERENCE 201510280026435
 TAX MAP 136 GROUP — PARCEL 076.07-076.08
 CITY BLOCK NO. — SCALE 1"=40'
 DATE 4-6-17 REVISION DATE —
 CENSUS TRACT NO. 56.04 DRAWN BY MJD
 BEARING BASE RECORDED PLAT



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 SMLS DND NO. 040110R3-SP1