



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

▶ **FILE #:** 5-SD-18-F

**AGENDA ITEM #:** 21

**AGENDA DATE:** 5/10/2018

▶ **SUBDIVISION:** DOMINICK A LOPEZ PROPERTY

▶ **APPLICANT/DEVELOPER:** DOMINICK LOPEZ

**OWNER(S):** Dominick A Lopez

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**TAX IDENTIFICATION:** 159 P/O 001

[View map on KGIS](#)

**JURISDICTION:** County Commission District 9

**STREET ADDRESS:**

▶ **LOCATION:** North side of McCammon Road, east of Louis Wise Road

**SECTOR PLAN:** South County

**GROWTH POLICY PLAN:** Rural Area

▶ **APPROXIMATE ACREAGE:** 1.206 acres

▶ **NUMBER OF LOTS:** 1

▶ **ZONING:** A (Agricultural)

**SURVEYOR/ENGINEER:** Bruce McClellan T.M.W. Land Surveying Inc.

▶ **VARIANCES REQUIRED:**

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**STAFF RECOMMENDATION:**

▶ **DENY Final Plat**

**COMMENTS:**

MPC staff received revised/corrected plat copies by corrections deadline. The applicant has applied to subdivide off a 1.206 acre lot from his property with 8.6 acres remaining. The property is served by a existing gravel driveway which is also an existing platted 40' easement for ingress and egress. Where the easement comes out onto McCammon Road there is insufficient sight distance to the southwest. MPC Staff and Knox County Engineering recommends denial of the plat due to the safety concerns of adding additional traffic where there is already insufficient sight distance coming onto a public right of way.

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.

Certificate of Ownership and General 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

Owner(s) Printed Name: \_\_\_\_\_ Signature(s): \_\_\_\_\_

Printed Name: \_\_\_\_\_ Signature(s): \_\_\_\_\_

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

44-114 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 Map Official Map: A  
Date: 3/19/18  
By: [Signature]

44-118 Taxes and Assessments. Certification that taxes and assessments have been paid shall be as follows:

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: \_\_\_\_\_

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 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 68-13-401 thru 68-13-413 of the Tennessee Code, Annotated, and the regulations promulgated thereon.

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

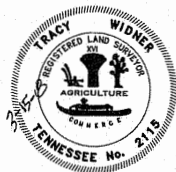
Date: \_\_\_\_\_

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 plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been limited, described and justified in a report filed with the Metropolitan Planning Commission, or for variances which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the 3 day of MARCH, 2018.

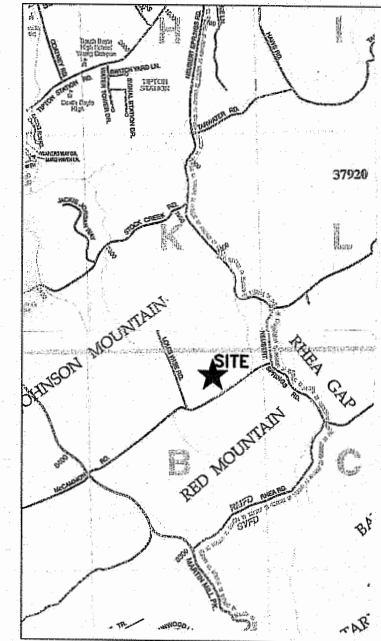
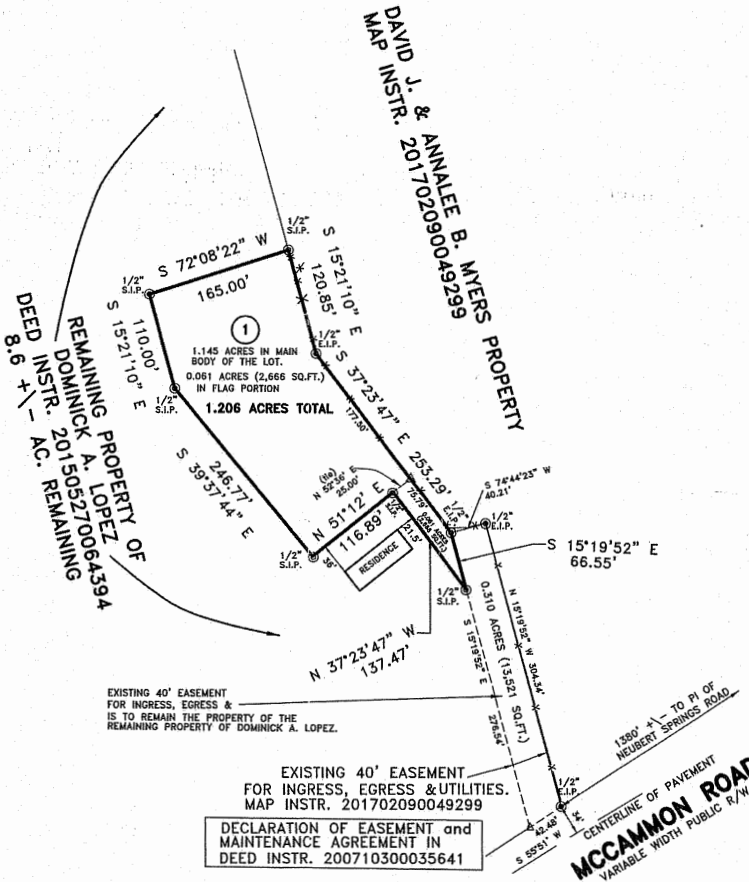
Registered Land Surveyor: [Signature]  
Tennessee License No. 2115  
Date: 3-15-18

I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is not less than 1: 1000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor: [Signature]  
Tennessee License No. 2115  
Date: 3-15-18



TENNESSEE ONE CALL.  
CALL BEFORE YOU DIG : 1-800-351-1111 OR 811  
UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, EXISTING UTILITY AGENCY RECORDS AND OTHER AVAILABLE EVIDENCE. OTHER UNDERGROUND UTILITIES MAY EXIST AND NOT BE SHOWN OR UTILITIES MAY VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE EXACT LOCATION OF ANY UTILITIES SHOWN WHICH ARE NOT VISIBLE FROM THE SURFACE. UTILITY DATA SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. T.C.A. 0820-3-08.



LOCATION MAP (N.T.S.)  
**5-SD-18-F**

OWNER: DOMINICK A. LOPEZ  
1833 McCAMMON ROAD  
KNOXVILLE, TN 37920  
865-398-9036

Certification of Approval for Recording - Final Plat  
This is to certify that the subdivision plat shown hereon 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

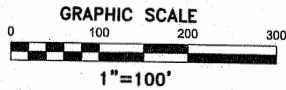
Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

THE PURPOSE OF THIS PLAT IS TO CUT OUT 1.206 ACRES FROM THE 9.8 +/- ACRES TRACT, LEAVING APPROXIMATELY 8.6 ACRES.

FINAL PLAT OF SUBD. OF **DOMINICK A. LOPEZ PROPERTY** DISTRICT 9, KNOX COUNTY, TN TAX MAP 159, PART OF PARCEL 001 DATE: MARCH 15, 2018

- NOTES :
- SUBJECT TO EASEMENTS OR RIGHT-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
  - EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
  - PROPERTY ZONED A. 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.
  - ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE OF THE GROUND AND/OR NOTED IN THE DEED REFERENCED HEREON ARE SHOWN.
  - 1 LOT CONTAINING 1.206 ACRES TOTAL. REFERENCE : DEED INSTR: 201505270064394
  - 10' UTILITY AND DRAINAGE EASEMENT ALONG ALL ROADS AND PRIVATE RIGHT OF WAYS AND 5' UTILITY AND DRAINAGE EASEMENT ON ALL INTERIOR LOT LINES AND OTHER EXTERIOR LOT LINES.
  - CATEGORY "I" SURVEY; RATIO OF PRECISION 1:10,000.
  - THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP.

- LEGEND
- ▲ NON-MONUMENT POINT
  - EXISTING IRON PIN
  - SET IRON PIN
  - x FENCE



T.M.W. LAND SURVEYING INC.  
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KNOXVILLE, TN 37928  
PHONE: 865-689-4303  
tmwlandsurveying@comcast.net  
DRAWING NO. 18-023

Revised 4/24/18