

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

► **FILE #:** 9-SA-18-F

**AGENDA ITEM #:** 22

**AGENDA DATE:** 9/13/2018

► **SUBDIVISION:** 3222 ON THE PIKE

► **APPLICANT/DEVELOPER:** STERLING ENGINEERING CHRIS ROSSER

OWNER(S): H & W Development

TAX IDENTIFICATION: 108 H C 004

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 3222 Kingsnton Pike

► **LOCATION:** South side of Kingston Pk, east of Cherokee Blvd.

SECTOR PLAN: West City

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

► **APPROXIMATE ACREAGE:** 4.3 acres

► **NUMBER OF LOTS:** 5

► **ZONING:** R-1 (Low Density Residential)

SURVEYOR/ENGINEER: Sterling Engineering

► **VARIANCES REQUIRED:**

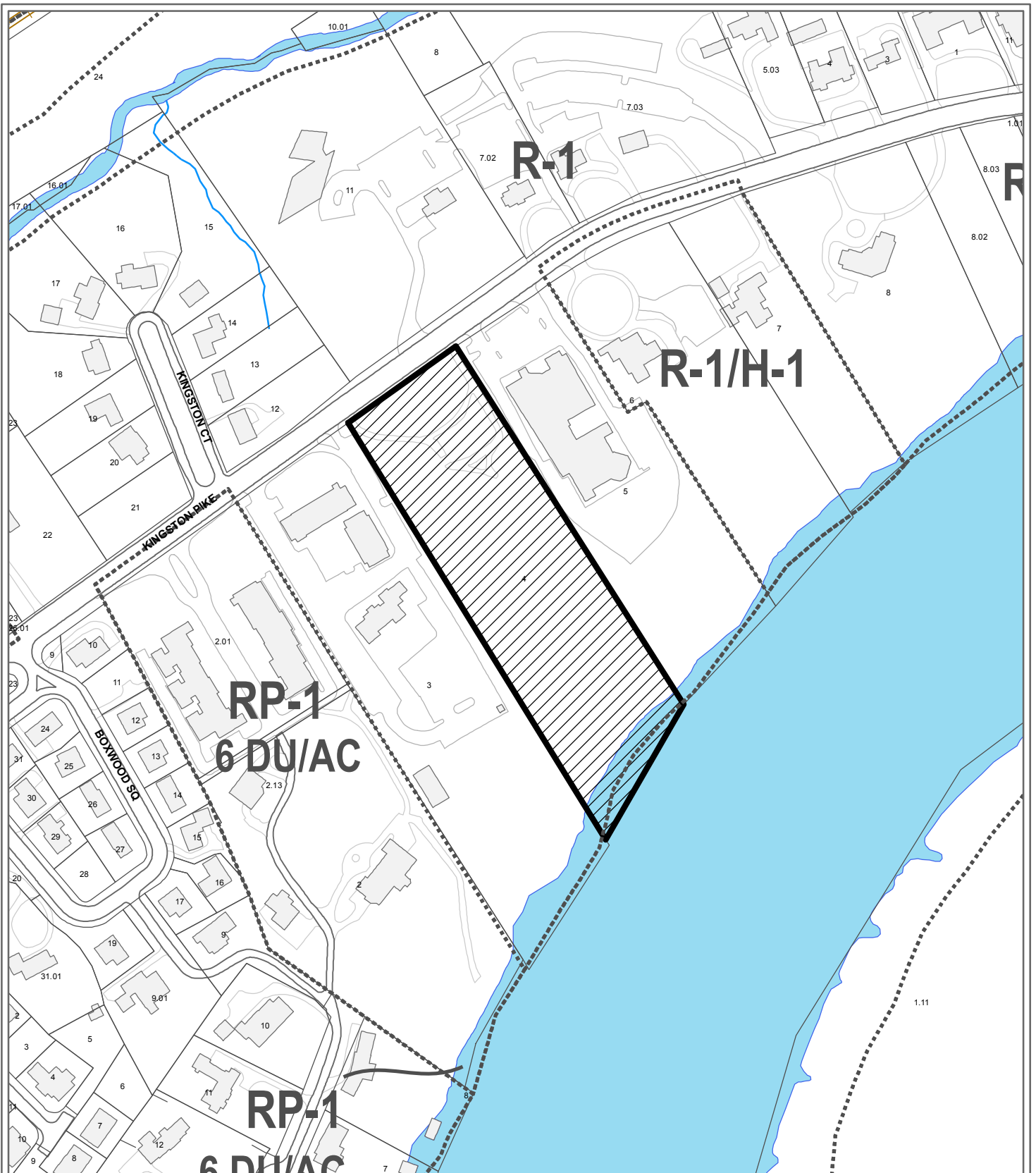
**STAFF RECOMMENDATION:**

► **DENY** Final Plat

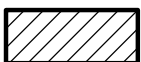
**COMMENTS:**

MPC staff sent correction comments to the applicant on July 19, 2018 via email and did not receive a corrected/revised plat or a request for postponement by corrections deadline.

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-SA-18-F  
FINAL SUBDIVISION PLAT**



Final Plat For: 3222 on the Pike

Original Print Date: 9/5/2018  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Sterling Engineering, Chris Rosser

Map No: 108  
Jurisdiction: City

0 250  
Feet



# CITY OF KNOXVILLE, TENNESSEE

## Certificate of Ownership and General Dedication

I, 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.

Signature(s) \_\_\_\_\_ Date \_\_\_\_\_

State of \_\_\_\_\_ County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Before me personally appeared \_\_\_\_\_ to me known to be the person described in, and 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"

## Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set.

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 itemized, 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 monuments, benchmarks and property monuments were in place on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Registered Land Surveyor: \_\_\_\_\_ Date: 7-9-18

Tennessee Certificate No. 1929

## Certification of Category and Accuracy of Survey

I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown herein, and this survey was done in compliance with current Tennessee Minimum Standards of Accuracy.

Registered Land Surveyor: \_\_\_\_\_ Date: 7-9-18

Tenn. Reg. No. 1929

## In the City of Knoxville and Sewered Areas of Knox County

This is to certify that the subdivision shown herein 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: \_\_\_\_\_

## 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: \_\_\_\_\_

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

## Inspection of Completed Streets and Related Improvements

I, the undersigned, hereby certify this subdivision has been inspected and all streets and related improvements have been completed in a manner that meets all city standards and specifications and have been officially accepted as built by the appropriate official(s).

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

Depth: \_\_\_\_\_ Title: \_\_\_\_\_

## Inspection of Completed Stormwater Facilities

I, the undersigned, hereby certify this subdivision has been inspected and stormwater facilities have been completed in a manner that meets all city and county standards and specifications (whichever is appropriate) and are fully stabilized and have been officially accepted as built by the appropriate official(s).

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

Depth: \_\_\_\_\_ Title: \_\_\_\_\_

## Guarantee of Completion of Streets and Related Improvements

I, the undersigned, hereby certify bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.

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

Depth: \_\_\_\_\_ Title: \_\_\_\_\_

## Guarantee of Completion of Stormwater Facilities

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

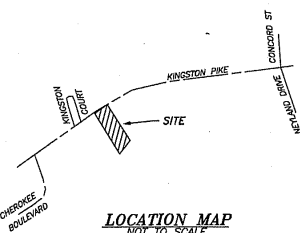
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Depth: \_\_\_\_\_ Title: \_\_\_\_\_

## 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: \_\_\_\_\_



LOCATION MAP  
NOT TO SCALE

FIRST UNITED  
METHODIST CHURCH  
WDB 1208 PG 413  
PLAT 0-398-C

CALVARY BAPTIST CHURCH  
WDB 1176 PG 357  
PLAT L-47-D

City of Knoxville  
Control Sta. 0226  
N=594880.022  
E=2673320.897  
ELEV=830.77'

## LEGEND:

EUR	EXISTING IRON ROD
NIR	NEW IRON ROD
A=	ARC LENGTH
R=	RADIUS
D=	CENTRAL ANGLE (DELTA)
B=	CHORD BEARING
C=	CHORD LENGTH
Ac.	ACRES
SF	SQUARE FEET
WDB	WARRANTY DEED BOOK
INSTR	INSTRUMENT NUMBER
PG	PAGE
TYP	TYPICAL
R/W	RIGHT-OF-WAY
▲	COK CONTROL STATION
---	BOUNDARY LINE
---	ROAD RIGHT-OF-WAY LINE
---	LOT LINE
---	PARCEL LINE
---	EASEMENT LINE
---	ROAD CENTERLINE
---	100 YEAR FLOOD LINE

## City of Knoxville Department of Engineering

The Knoxville Engineering Division hereby approves this plat on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

Engineering Director

## 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 \_\_\_\_\_ 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 affect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

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

## Taxes and Assessments

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

City Tax Clerk: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Knox County Trustee: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

## SURVEYOR'S NOTES:

- 1/2" new iron rods will be set at all internal lot corners.
- Drainage and utility easements shall be 5 feet on each side of all interior lot lines and on the inside of all other exterior lot lines. Drainage and utility easements shall be 10 feet on the inside of all road right of way lines and private right of way lines (including joint permanent easements).
- Building setbacks shall be in accordance with MPC Zoning Regulations for Zone R-1.
- No instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown herein. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.
- The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown herein. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.
- Located in Flood Zone "X" (areas determined to be outside the 0.2% chance floodplain) and AE (Elev 819.6) according to Flood Insurance Rate Map 47093C0279G in Community Number 47534, dated August 5, 2013.
- Subject to a Sanitary Sewer Easement in favor of the City of Knoxville as recorded in Book 1004, Page 589 in the Register's Office for Knox County, Tennessee, as shown herein. See City Map B-5255-C-16.
- Subject to a Floodway Easement in favor of the Tennessee Valley Authority (Tract FL-719-F) to elevation 820 as recorded in Book 645, Page 113 in the Register's Office for Knox County, Tennessee, as shown herein.
- Subject to a Fill Easement in favor of the First Methodist Church of Knoxville, Tennessee, as recorded in Book 1847, Page 240 in the Register's Office for Knox County, Tennessee. This easement cannot be graphically shown.
- Common areas shown are private and are the maintenance obligation of the Property Owner's Association without recourse to the City of Knoxville or Knox County.

Sta.	Marker	Length
1	1/2" IRON ROD	29.72
2	1/2" IRON ROD	29.72
3	1/2" IRON ROD	29.72
4	1/2" IRON ROD	29.72
5	1/2" IRON ROD	29.72
6	1/2" IRON ROD	29.72
7	1/2" IRON ROD	29.72
8	1/2" IRON ROD	29.72
9	1/2" IRON ROD	29.72
10	1/2" IRON ROD	29.72

No.	Length	Radius	Delta	Bearing	Chord
C1	31.51	20.00	89°45'27"	S89°30'50"W	28.22
C2	22.32	91.50	1°39'31"	S42°45'30"W	22.26
C3	24.37	91.50	1°15'54"	S57°22'30"W	24.30
C4	143.43	60.00	102°44'16"	S12°38'11"W	124.69
C5	80.88	120.00	38°37'10"	S18°25'22"W	79.36
C6	56.12	120.00	28°13'46"	S19°02'06"W	56.53
C7	40.43	50.00	40°19'51"	S58°16'07"W	39.33
C8	66.23	50.00	76°28'01"	N58°19'24"E	61.89
C9	37.71	50.00	43°12'54"	N06°28'33"E	36.82
C10	79.39	50.00	60°28'10"	N06°38'44"W	71.37
C11	36.87	27.44	76°28'54"	N07°35'22"W	34.16
C12	93.34	80.00	68°50'56"	N04°18'29"E	86.13
C13	74.51	120.00	33°48'44"	N12°28'24"E	73.13
C14	132.99	120.00	63°28'55"	N02°29'15"W	126.26
C15	36.71	87.12	25°27'27"	N48°28'58"W	38.39
C16	31.50	20.00	89°14'53"	N02°21'02"E	28.34

## OWNER OF RECORD & CLIENT:

H & W DEVELOPMENT, LLC.  
900 S. GAY STREET  
KNOXVILLE, TN 37902  
865-525-7313

5 LOTS 3.44 AC.  
DEED INSTR. 201703010052906

TAX MAP 108H "C" PARCEL 4.00  
DISTRICT 5, WARD 24, CITY BLOCK 24740  
CITY OF KNOXVILLE - KNOX COUNTY - TN.

ZONED: R-1

MPC No. 9-5A-18-F

7/11/18

100' 50' 0 100' 200'  
1" = 100'



SINCE 1979

## STERLING ENGINEERING, INC.

LAND SURVEYING  
CIVIL ENGINEERING  
CONSULTING  
LAND PLANNING

1020 WILLIAM BLOUNT DRIVE  
MARYVILLE, TENNESSEE  
37802-8401

P.O. BOX 4878  
MARYVILLE, TENNESSEE  
37802-4878

PHONE: VOL-984-3905  
FAX: VOL-981-2815  
www.sterling-us.com

LOTS 1-5

FINAL SUBDIVISION PLAT  
3222 ON THE PIKE

CITY BLOCK: 24740  
3222 KINGSTON PIKE, KNOXVILLE, TN 37919



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SHEET

FS

DESIGNED:

DRAWN: CEG

CHECKED: CMR

DATE: 7/9/18

SCALE: 1" = 100'

DRAWING: 6099B-FS

PROJECT NO: SEI#6099B

# MPC

METROPOLITAN  
PLANNING  
COMMISSION  
TENNESSEE

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

## SUBDIVISION - FINAL

Name of Applicant: CHRIS ROSSERDate Filed: 7-11-18Meeting Date: 9-13-18Application Accepted by: M. PayneFee Amount: \$500 File Number: Subdivision - Final 9-5A-18-F

RECEIVED

JUL 11 2018

metropolitan  
Planning Commission

### PROPERTY INFORMATION

Subdivision Name: 3222 ON THE PIKE

Unit/Phase Number: \_\_\_\_\_

General Location: 3222 KINGSTON PK  
KNOXVILLETract Size: 4.3 AC.Zoning District: R1Planning Sector: WEST CITYGrowth Policy Plan Designation: CityCensus Tract: 71Traffic Zone: 107Tax Identification Number: 108X/C004Jurisdiction: ☐ City Council 2 District☐ County Commission 4 District

### COMBINE OR DIVIDE PARCELS

☐ Combine ☒ DivideNo. of Lots Created: 5

### AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KUBWater "Electricity "Gas "Telephone ATT

### DESIGN PLANS CERTIFICATION REQUIRED

☐ Yes ☒ No

### VARIANCE(S) REQUESTED

☒ No ☐ Yes (If Yes, see reverse side of this form)

### PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: \_\_\_\_\_

Company: HJW DEVELOPMENTAddress: 900 S. GAY ST.City: KNOXVILLE State: TN Zip: 37902Telephone: 865-310-6666

Fax: \_\_\_\_\_

E-mail: JEFF.HAGWOOD@HAGWOODMOODYHOPKINS.COM

### PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: CHRIS ROSSERCompany: STERLING ENGINEERINGAddress: 1020 WILLIAM BLOUNT DR.City: MARYVILLE State: TN Zip: 37801Telephone: 865-994-3905Fax: 865-991-2815E-mail: CMROSSER@STERLING.US.COM

### APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT

Name: SAME AS ABOVE

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### VARIANCES REQUESTED

1. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

2. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

3. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

4. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

5. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

6. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

7. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

### APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

Signature: 

Date: 7.9.18

PLEASE PRINT

Name: CHRISTOPHER M. ROSSER

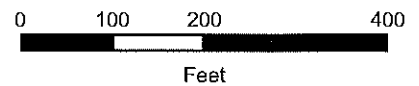
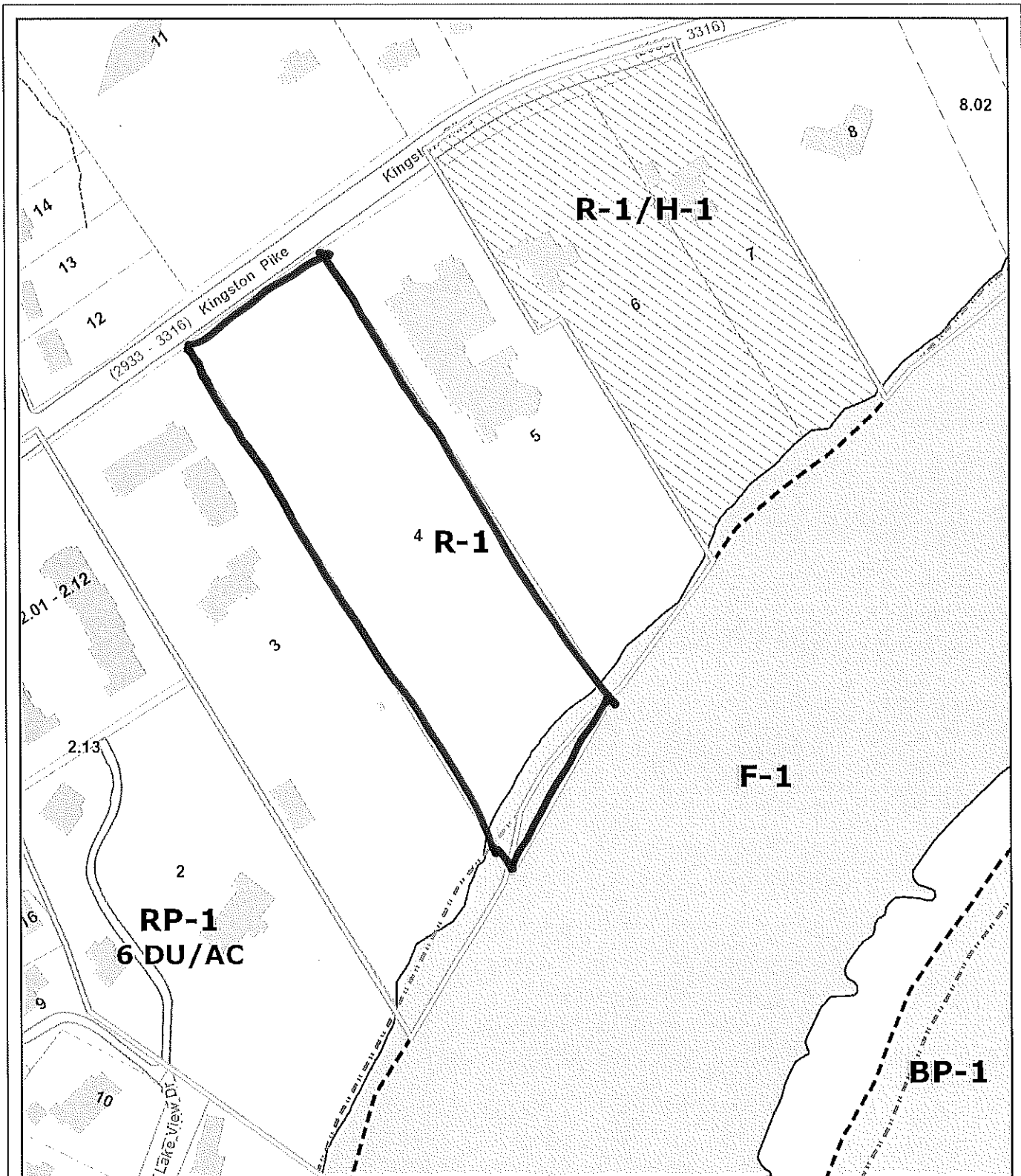
Address: 1020 WILLIAM BLOUNT DR

City: MOOREVILLE State: TN Zip: 37902

Telephone: 865.984.3705

Fax: 865.981.2815

E-mail: CMROSSER@STIRLING-UT.COM



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