

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

▶ **FILE #:** 9-SJ-18-F

**AGENDA ITEM #:** 31

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

▶ **SUBDIVISION:** SHARP PROPERTY ON TAZEWELL PIKE

▶ **APPLICANT/DEVELOPER:** JOHN SHARP

OWNER(S): John Sharp

TAX IDENTIFICATION: 49 022

[View map on KGIS](#)

JURISDICTION: County Commission District 2

STREET ADDRESS: 4821 Tazewell Pike

▶ **LOCATION:** Northwest side of Tazewell Pk, north of Fountainhead Ln

SECTOR PLAN: North City

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

▶ **APPROXIMATE ACREAGE:** 5.69 acres

▶ **NUMBER OF LOTS:** 2

▶ **ZONING:** RA (Low Density Residential)

SURVEYOR/ENGINEER: Ryan S. Lynch

- ▶ **VARIANCES REQUIRED:**
1. To reduce the required right of way of Tazewell Pike from 44' to 30' from the centerline to the property line.
  2. To reduce the required width of the JPE from the required 40' to 25'.
  3. To reduce the required driving surface of the existing JPE from the required 20' to the existing width.
  4. To reduce the requirement of a turnaround at the end of the JPE.

**STAFF RECOMMENDATION:**

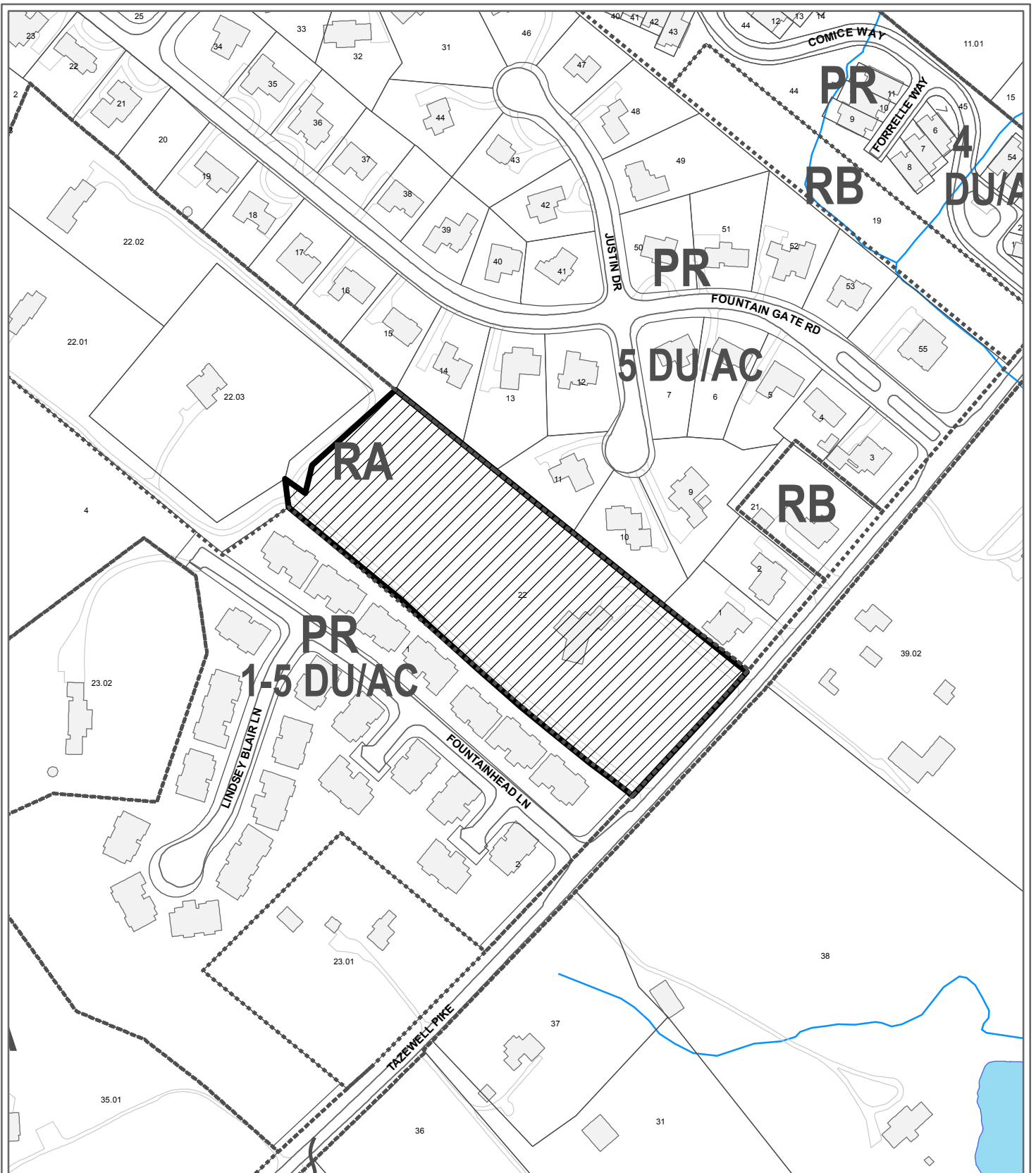
- ▶ **Deny Variances 1-4  
 DENY Final Plat**

**COMMENTS:**

MPC staff received revised/corrected plat copies by corrections deadline. The property is 5.69 acres currently consisting of one lot and an easement. The applicant has applied to create one additional lot and make the existing easement a Joint Permanent Easement (JPE). The proposed front lot has a private driveway on Tazewell Pike and does not use the existing easement. The new lot and existing three lots located to the northwest will use the JPE. The surveyor is correcting a line along Fountain Head Condos and the subject property with this plat increasing the width of the JPE from the public street back 500' plus as shown on plat. The easement is now a part of the front lot which does not meet the requirements of the Subdivision Regulations. This plat is removing the JPE from that lot and making it separate and that requirement conforming to the regulations. The applicant has request four variances. Three variances from the Subdivision Regulations for the requirements for the JPE and one on the dedication of right of way. The right of way is the only portion of this property that is within the City of Knoxville and their Engineering Department does not support a variance to reduce the right of way width given that there is a potential for future improvements on this State route. Knox County Engineering requested that the JPE driving surface be constructed to a width of 20' and a turnaround be built. MPC staff cannot support approval and has recommended denial of both the

variances and the plat.

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-18-F  
FINAL SUBDIVISION PLAT**



Final Plat For: Sharp Property on Tazewell Pike

Petitioner: Sharp, John

Map No: 49

Jurisdiction: County



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

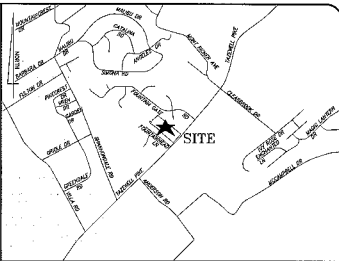
TOTAL AREA =  
5.69 Acres  
INCLUDES PRIVATE RIGHT-OF-WAY  
TOTAL LOTS = 2

**County - Release of Assessment**  
Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines delineated by this plat.  
The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.  
Knox County Department of Engineering and Public Works  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Sever: (Utility Agency Name) \_\_\_\_\_ Date: \_\_\_\_\_  
Electric: (Utility Agency Name) \_\_\_\_\_ Date: \_\_\_\_\_  
Gas: (Utility Agency Name) \_\_\_\_\_ Date: \_\_\_\_\_  
Telephone: (Utility Agency Name) \_\_\_\_\_ Date: \_\_\_\_\_  
Cable Television: (Utility Agency Name) \_\_\_\_\_ Date: \_\_\_\_\_

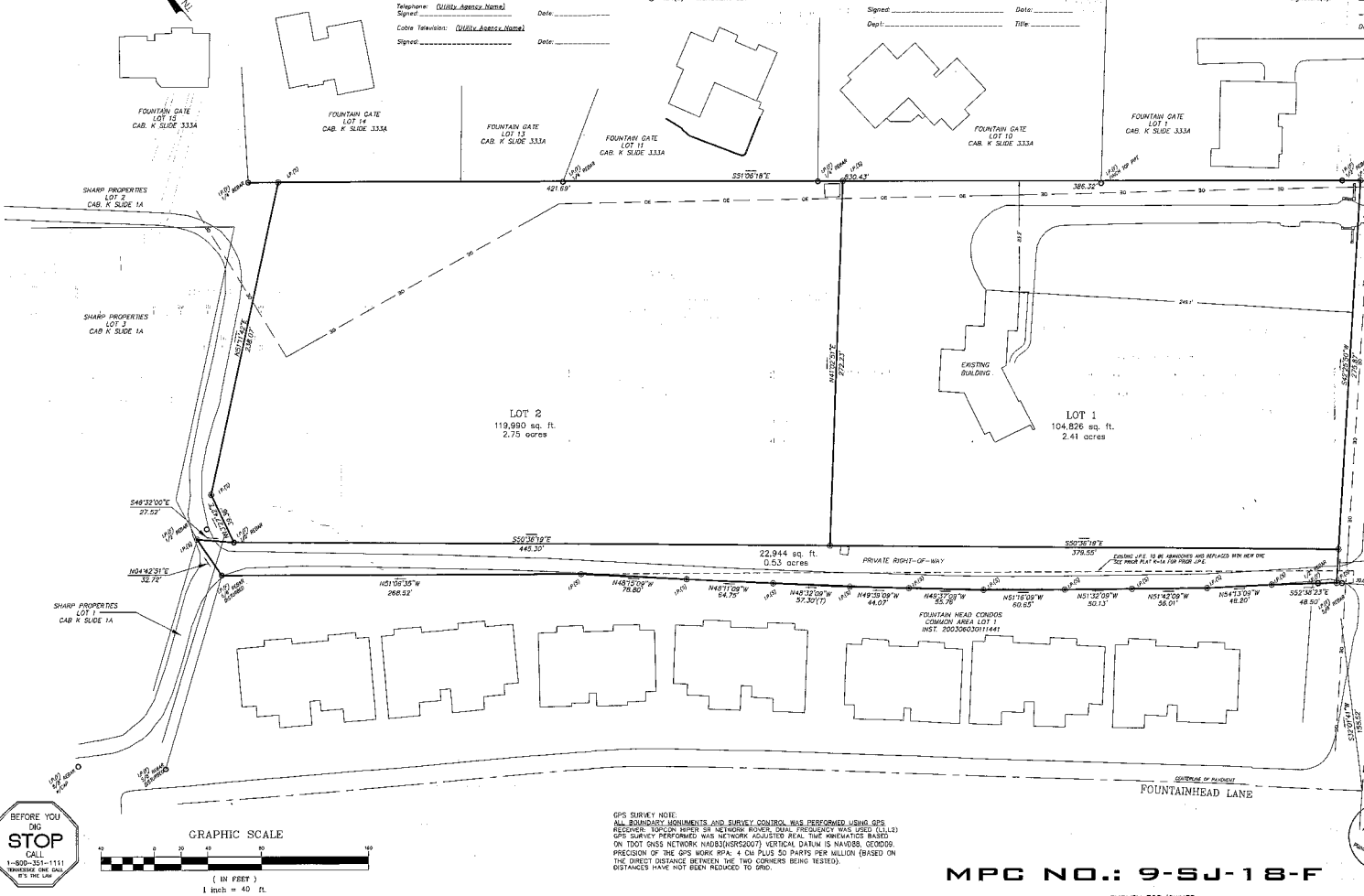
**In the City of Knoxville and Sevier and Knox Counties**  
This is to certify that the subdivision shown herein is approved subject to the installation of sanitary sewers and treatment facilities, and that such installation shall be in accordance with state and local regulations.  
Knox County Health Department  
Date: \_\_\_\_\_  
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: \_\_\_\_\_

Property owners are responsible for maintenance of stormwater facilities. The cost of maintenance of stormwater facilities is recorded as instrument # \_\_\_\_\_  
**Taxes and Assessments**  
This is to certify that all property taxes and assessments due on this property have been paid.  
Knox County Trustee: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

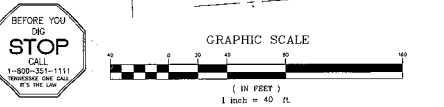
**Certificate of Ownership and General Indication**  
(1. We, the undersigned owner(s) of the property shown herein, hereby certify that this is a true and correct copy of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (1.0m, we and) the owner(s) in fee 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): \_\_\_\_\_  
Date: \_\_\_\_\_  
**Owner Certification on Release of Easement**  
(1. We, the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being subdivided by this plat before signing or constructing any building or structure.  
Owner(s) Printed Name: \_\_\_\_\_  
Signature(s): \_\_\_\_\_  
Date: \_\_\_\_\_



- LOCATION MAP NO SCALE**
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
  - CLT TAX MAP 046 PARCEL 022.
  - DEED REFERENCES - 2017012004425.
  - THIS PROPERTY IS ZONED BA MINIMUM SETBACKS PER ZONING ORDINANCE.
  - THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 4704000101 EFFECTIVE DATE: MAY 02, 2007.
  - ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
  - NORTH ROTATION: NAD83(NRSR52007).
  - 10' UTILITY AND DRAINAGE EASEMENTS ALONG ALL LOT LINES ADJOINING STREETS AND PRIVATE ROADS (INCLUDING JOINT PERMANENT EASEMENTS), 5' UTILITY AND DRAINAGE EASEMENTS ALONG ALL INTERIOR LOT LINES AND ANY OTHER EXTERIOR LOT LINES, AS MODIFIED BY THE SUBDIVISION VARIANCE.
  - EXISTING JOINT PERMANENT EASEMENT SHOWN ON PLAT OF SHARP PROPERTIES PLAT BOOK 114 - P.E. RECORDED IN 189/94 AND 1870/91.
  - PRIVATE RIGHT-OF-WAY IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY KNOX COUNTY PRIVATE R.O.W. SHALL ALSO FUNCTION AS A UTILITY EASEMENT.
- THE FOLLOWING VARIANCES WERE GRANTED BY MPC ON 9-13-2018
- 1) R.O.W. DEDICATION OF TAZEWELL PIKE 44 FT TO 30 FT FROM CENTERLINE.
  - 2) PRIVATE RIGHT-OF-WAY WIDTH FROM 40 FT TO 25 FT.
  - 3) PAVEMENT WIDTH OF PRIVATE RIGHT-OF-WAY FROM 20 FT TO EXISTING.
  - 4) ELIMINATION OF TURN AROUND REQUIRMENT.



**Guarantee of Completion of Streets and Related Improvements**  
I, the undersigned, hereby certify that a 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: \_\_\_\_\_  
Dept: \_\_\_\_\_ Title: \_\_\_\_\_  
**Confirmation 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 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2018, 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 on this plat by the Planning Commission shall not be deemed to constitute or effect an ordinance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
**Confirmation of Final Plat - All Indicated Markers, Monuments and Benchmarks to be Set When Commencement is Completed**  
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 amended, amended and justified in a report filed with the Metropolitan Planning Commission, or for variances which have been approved as specified on the face of this plat. The bond or other security that is posted to guarantee the completion of streets and related improvements shall also guarantee the installation of the indicated permanent reference markers and monuments, benchmarks and property monuments upon completion of the subdivision.  
Registered Land Surveyor: \_\_\_\_\_  
Tennessee License No.: \_\_\_\_\_  
Date: \_\_\_\_\_  
**Confirmation of Class and Accuracy of Survey**  
Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.  
I hereby certify that this is a Category \_\_\_\_\_ survey and the ratio of precision of the unadjusted survey is not less than 1:\_\_\_\_\_ 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: \_\_\_\_\_  
Tennessee License No.: \_\_\_\_\_  
Date: \_\_\_\_\_



GPS SURVEY NOTE:  
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TRIPMINDER OR NEUBOX ROWER. DATA PRODUCTION WAS DONE (11.13) ON TROT 0663 NETWORK NAD83(NRSR52007) VERTICAL DATUM IS NAVD83. CORDOBS. PRECISION OF THE GPS WORK IS 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO MDD.

MPC NO.: 9-SJ-18-F  
SURVEY FOR OWNER

<b>LYNCH SURVEYS LLC</b> SUBDIVISIONS   AS-BUILTS   SITE DESIGN 4405 COSTER RD. KNOXVILLE, TENN. 37912 865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM	DRAWN BY: M. STRANDE CHECKED BY: R. LYNCH APPROVED BY: R.S.L. SCALE: 1"=40' DATE: 07/27/2018	REVISIONS 1 MPC COMMENTS 08-16-2018 2 3 4 5 6	John Sharp & Glenna Carole Sharp Lopez 4821 Tazewell Pike Knoxville, Tennessee 37918 Phone: (865) 604-1043	Sharp Property on Tazewell Pike Knoxville, Tennessee 37918 District 7, Knox County, Tennessee	PROJECT NO. 4079
	FINAL PLAT OF:				

# SUBDIVISION - FINAL



Name of Applicant: JOHN SHARP  
Date Filed: 7/30/18 Meeting Date: 9/13/18  
Application Accepted by: James Reed  
Fee Amount: \$850 File Number: Subdivision - Final 9-SJ-18-F

### PROPERTY INFORMATION

Subdivision Name: SHARP PROPERTY  
Unit/Phase Number: \_\_\_\_\_  
General Location: NW SIDE TAZEWELL  
PIKE NORTH OF SHANNONDALE  
Tract Size: 5.69  
Zoning District: RA  
Planning Sector: NORTH CITY  
Growth Policy Plan Designation: \_\_\_\_\_  
Census Tract: 51  
Traffic Zone: 138  
Tax Identification Number: 049 022  
Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 2 District

### COMBINE OR DIVIDE PARCELS

Combine  Divide

No. of Lots Created: \_\_\_\_\_

### AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:  
Sewer KUB  
Water KUB  
Electricity KUB  
Gas KUB  
Telephone AT&T

### 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: JOHN SHARP  
Company: \_\_\_\_\_  
Address: P.O. BOX 5027  
City: KNOXVILLE State: TN Zip: 37928  
Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

### PROJECT SURVEYOR/ENGINEER

PLEASE PRINT  
Name: RYAN LYNCH  
Company: LYNCH SURVEYS LLC  
Address: 4405 COSTER RD  
City: KNOXVILLE State: TN Zip: 37912  
Telephone: 865.584.2630  
Fax: 865.584.2801  
E-mail: RLYNCH@LYNCHSURVEY.COM

### APPLICATION CORRESPONDENCE

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

PLEASE PRINT  
Name: RYAN LYNCH  
Company: LYNCH SURVEYS LLC  
Address: 4405 COSTER RD  
City: KNOXVILLE State: TN Zip: 37912  
Telephone: 865.584.2630  
Fax: 865.584.2801  
E-mail: RLYNCH@LYNCHSURVEY.COM

**VARIANCES REQUESTED**

1. ACCESS LOT 2 FROM REVISED J.P.E.

Justify variance by indicating hardship:

EXISTING J.P.E. NEED REVISION TO MATCH ADJOINING PROPERTY

2. R.O.W ON TAKEWELL PIKE FROM 44 FT TO 30 FT

Justify variance by indicating hardship:

ONLY 1 NEW LOT IS BEING CREATED  
EXISTING GRANITE COLUMNS ALONG EXIST. R.O.W  
WOULD BE IN STATE ROW.

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.

PLEASE PRINT

Name: RICHARD LYNCH

Address: 4405 COOPER RD

City: KNOXVILLE State: TN Zip: 37912

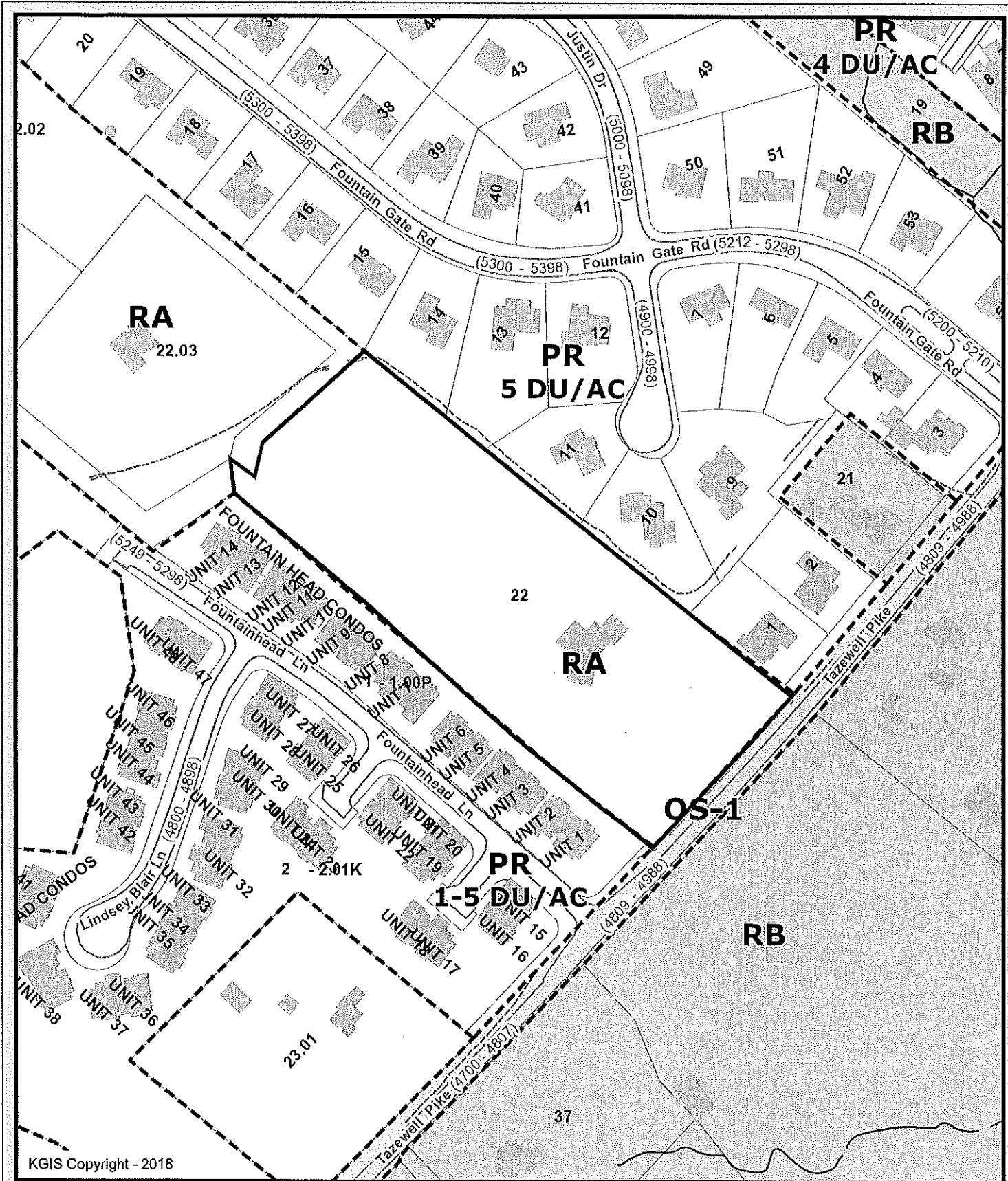
Telephone: 865 584 2630

Signature: [Signature]

Fax: 865 584 2601

Date: 1/30/18

E-mail: RICHARD@LYNCHSURVEY.COM

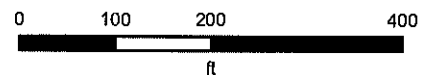


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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