

Memorandum

TO: Knoxville-Knox County Planning Commission
FROM: Thomas Brechko, Principal Planner
DATE: September 3, 2019
SUBJECT: 9-A-19-OB: Consideration of Amendments to the Knoxville-Knox County Subdivision Regulations Regarding Final Plat Certifications.

STAFF RECOMMENDATION:

APPROVE the proposed amendments to the Knoxville-Knox County Subdivision Regulations for changes to Section 2.10. Final Plat Certifications.

BACKGROUND:

On May 9, 2019, the Planning Commission had approved amendments to the Knoxville-Knox County Subdivision Regulations regarding the delegation of Final Plat review to the Knoxville-Knox County Planning staff including a number of procedural amendments to implement the change in the review process. The approved amendments had an effective date of August 7, 2019. After further review of the implemented changes, staff is proposing some minor changes to the Final Plat certifications that are signed by Planning Staff, the surveyor, the utility providers and property owner. A new certification has been added for the Knox County Department of Engineering and Public Works which is similar to the existing certification for the Knoxville Department of Engineering.

Knoxville-Knox County SUBDIVISION REGULATIONS

Adopted July 8, 1971
As amended through May 9, 2019



2.10 FINAL PLAT

I. Certifications. The following appropriate certifications with required signatures shall be affixed to all plans and Final Plats:

2. **Engineering or Surveying Certification.** The certification of plans and plats, including both seal and signature, shall be one (1) or more of the following:

c. **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 Planning Commission, or for variances **and waivers** 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 ____ day of _____, 20____.

Registered Land Surveyor _____

Tennessee License No. _____

Date: _____

d. **Certification of Final Plat – All Indicated Markers, Monuments and Benchmarks to be Set When Construction 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 itemized, described and justified in a report filed with the Planning Commission, or for variances **and waivers** which have been approved as identified on the final 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: _____

3. **Public Sanitary Sewerage and Water System.** The certifications for sanitary sewerage and water systems include the following:

a. In unincorporated areas of Knox County where **public** sanitary sewers are not available, as determined by the appropriate Utility Agency, and subsurface sewage disposal will be used.

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 thereto.

Knox County Health Department _____

Date: _____

b. In the City of Knoxville and Sewered Areas of Knox County.

1. Certification of Approval of Public Sanitary Sewer System – Major Subdivisions

This is to certify that the **public** sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider

Authorized Signature for Utility

Date

2. Certification of Approval of Public Sanitary Sewer System – Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider

Authorized Signature for Utility

Date

c. Public Water System

1. Certification of Approval of Public Water System – Major Subdivisions

This is to certify that the **public** water system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider

Authorized Signature for Utility

Date

2. Certification of Approval of Public Water System – Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider

Authorized Signature for Utility **Date**

d. Owner Certification for Public Sewer and Water Service – Minor Subdivisions

(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner(s) Printed Name: _____

Signature(s): _____

Date: _____

7. Certification by the City of Knoxville or Knox County Engineering.

a. Certification by the Knoxville Department of Engineering.

All final plats within the City of Knoxville shall be certified by the Knoxville Department of Engineering prior to final certification by the Planning Commission and shall be included on the plat as follows:

City of Knoxville Department of Engineering

The Knoxville Department of Engineering hereby approves this plat on this the _____ day of _____, 20____

Engineering Director

b. Certification by the Knox County Department of Engineering and Public Works.

All final plats within Knox County shall be certified by the Knox County Department of Engineering and Public Works prior to final certification by the Planning Commission and shall be included on the plat as follows:

Knox County Department of Engineering and Public Works
The Knox County Department of Engineering and Public Works hereby
approves this plat on this the _____ day of _____, 20

Engineering Director

8. **Planning Commission Approval for Recording – Final Plat.** Upon approval and certification of all elements of the Final Plat, the Planning Commission shall certify the plat for recording as follows:

Planning Commission 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 ~~waivers~~ stipulations noted on this plat and in the minutes of the Knoxville-Knox County Planning Commission, on this 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: _____

9. **Planning Staff Approval for Recording – Final Administrative Plat.** Upon review by the Planning staff and certification by the Executive Director of Knoxville-Knox County Planning that the subdivision plat complies with all requirements of these regulations, approval and certification for recording may be endorsed on the plat by the Executive Director as follows:

Certificate of Approval for Recording – Administrative Plat

~~This is to certify that the subdivision plat shown has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, and the plat is hereby approved for recording in the office of the Knox County Register of Deeds.~~

~~Signed: _____~~

~~Date: _____~~

Planning Staff 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 waivers noted on this plat, 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: _____