

# SPECIAL USE REPORT

► FILE #: 6-A-20-SU AGENDA ITEM #: 25

AGENDA DATE: 6/11/2020

► APPLICANT: VICTOR JERNIGAN

OWNER(S): RES RED, LLC

TAX ID NUMBER: 121 G G 019 <u>View map on KGIS</u>

JURISDICTION: City Council District 2
STREET ADDRESS: 920 Oak Grove Ln.

► LOCATION: North side of Oak Grove Ln., west of Lyons View Pk

► APPX. SIZE OF TRACT: 0.99 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Oak Gove Lane, a local street with a pavement width of 15

feet within a right-of-way width of 31.3 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

ZONING:
RN-1 (Single-Family Residential Neighborhood)

EXISTING LAND USE: House

► PROPOSED USE: Two-family dwelling (duplex)

5 du/ac

HISTORY OF ZONING: A recent request to rezone the property to RN-2 was denied by City Council

(3-E-20-RZ).

SURROUNDING LAND

USE AND ZONING:

North: Single family residential, office / RN-1 (Single Family Residential

Neighborhood) and RN-6 (Multi-Family Residential Neighborhood)

South: Cemetery / OS (Parks and Open Space)

East: Nursing facility / RN-6 (Multi-Family Residential Neighborhood)

West: Single family residential, vacant land / RN-1 (Single Family

Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This parcel is adjacent to an assisted living facility along Lyons View Pike

and adjacent to the East Tennessee State Veterans Cemetery and Lakeshore Park. The parcel is also adjacent to single family residential

homes.

### **STAFF RECOMMENDATION:**

▶ APPROVE the request for a two-family dwelling on the proposed lot, subject to 5 conditions.

- 1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.

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- 3. Verifying the sight distance at the driveway along Oak Grove Lane.
- 4. Submitting the two-family (duplex) house plan to Planning staff for review and approval prior to being permitted for construction to verify compliance with the Principal Use Standards for two-family dwellings (Article 9.3.J.) of the City of Knoxville Zoning Ordinance.
- 5. Recording a plat to subdivide the property and obtaining a minimum lot size of 15,000 square feet for Lot 2 as shown in the attached plan.

With the conditions noted, this plan meets the requirements for approval in the RN-1 District, and the other criteria for approval of a special use.

#### **COMMENTS:**

The applicant proposes to subdivide a .99 acre lot with an existing house (to remain) in the RN-1 zone into two lots for single-family houses (Lots 1 & 3) and one lot for a two-family (duplex) dwelling (Lot 2). The surrounding uses include a nursing/rehabilitation center to the east zone RN-6, single-family houses and vacant lots to west and north in the RN-1 zone, and the East Tennesse State Veterans Cemetery to the south in the OS zone. The duplex lot is on the west side of the property, adjacent to an existing single-family house instead of on the east side next to the nursing facility, because the topography adjacent to the nursing facility would make it challenging to construct a duplex.

The applicant did not provide a house plan for the duplex structure, however, the City's new zoning ordinance does have Principal Use Standards for two-family dwellings that will apply to this lot because it is less than one acre in size. These standards are as follows:

- 1. On lots less than one acre in lot area, a dwelling must have a primary entrance from a façade facing the street. The front entry must be a dominant feature on the front elevation of a home and an integral part of the structure, using features such as porches, raised steps and stoops, and/or roof overhangs.
- 2. Windows, entrances, porches, or other architectural features are required on all street-facing facades to avoid the appearance of blank walls.
- 3. A 15% minimum transparency requirement applies to all street-facing façades and is calculated on the basis of the entire area of the façade.
- 4. Front-loaded attached garages are limited to 60% of the width of the front building line or 24 feet, whichever is greater. Garage width is measured as the width of a garage door; in the case of garages designed with multiple garage doors, the distance is measured between the edge of the outmost doors.
- 5. Front-loaded attached garages must be set back a minimum of five feet from the front building façade line. This façade building line does not include architectural features, such as bay windows or porches.

# EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. The proposal will have little impact on schools.
- 2. All utilities are in place to serve this site.
- 3. Two-family dwellings are a Special Use within the RN-1 zone and the property is adjacent to a nursing facility and the veterans cemetery. The duplex use is a transitional use to the existing single-family houses to the west and north.

# CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF KNOXVILLE ZONING ORDINANCE

- 1. The proposed two-family dwelling is consistent with the general standards for special uses: The proposed development is consistent with the adopted plans and policies of the General Plan and One Year Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
- 2. With the recommended conditions, the proposal meets all relevant requirements of the RN-1 zoning district, as well as other criteria for approval of a special use.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The use conforms with the One Year Plan and the West City Sector Plan, which propose LDR (Low Density Residential) uses for the site. Two-family structures are a special use in the RN-1 zone.

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ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed

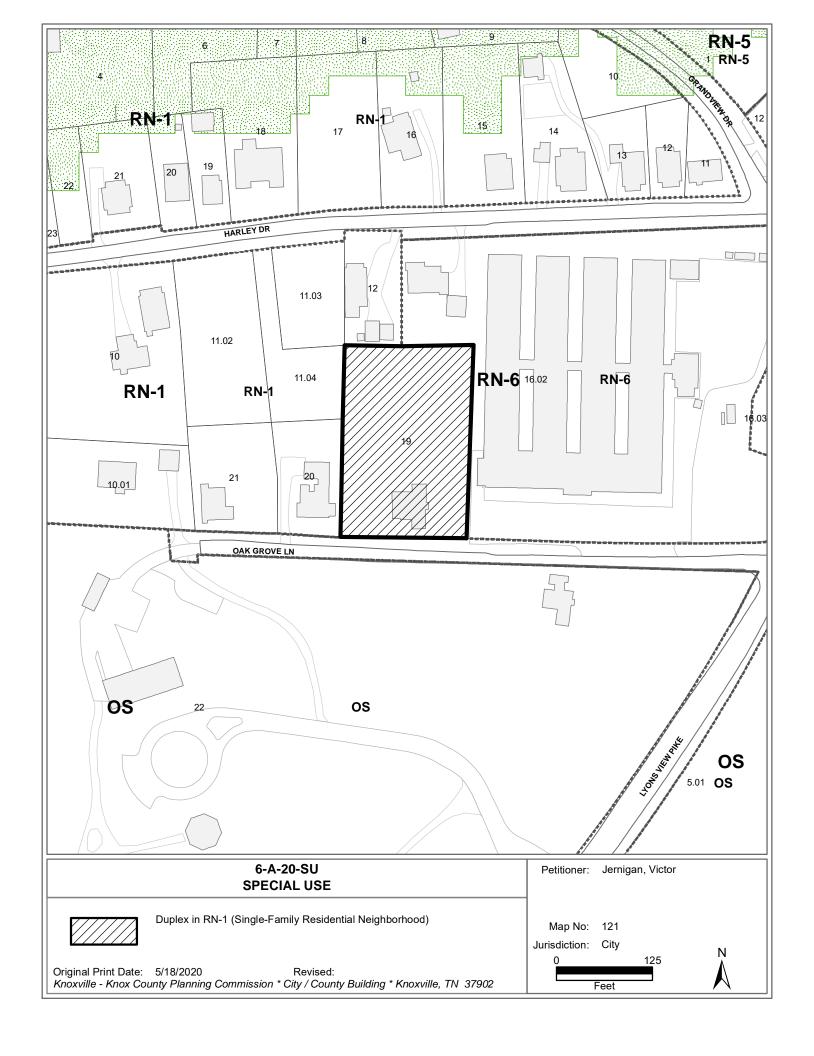
ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Bearden Elementary, Bearden Middle, and West High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.

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CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

FINAL PLAT of the Subdivision of SSRD BEING LOCATED ON CLT MAP 121, INSERT G, GROUP G AND REPRESENTED AS PARCEL 019
SITUATED WITHIN THE FIFTH COMMISSION DISTRICT OF KNOX COUNTY, TENNESSEE
AND BEING LOCATED ON BLOCK 49110 OF THE 491H CITY WARD OF THE CITY OF KNOXVILLE, TENNESSEE State of Teresee, County pluce Before me personally appeared to the person described in and who execute the person described in and who execute the manufacturent, and acknowledged that he/she execute the manufacturent and deed. PLANNING FILE #4-HH-20 all files free oct and deed.

Witten Whend, and, notorial sect, this the day and year above.

Witten Commission expires O4 FEBRUATY 7074 1) CURRENT PROPERTY RECORD INFORMATION AS FOLLOWS:

PARCEL 019: STANDS IN THE NAME OF RES RED, LLC. AND IS
OF RECORD AS INST. # 201910310030051 OF THE REGISTER'S
OFFICE KNOX COUNTY, TENNESSEE. CLT MAP 121, INSERT G. GROUP G. PARCEL 012 ERNEST & MARY RODGERS 6 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 019 INTO THREE LOTS, CREATE ASSOCIATED PUBLIC UTILITY AND DRAINAGE EASEMENTS, AND DEDICATE RIGHT-OF-WAY. WR 1011 PG 577 certify that I am a registered land surveyor Reessed to practice under the lows of the Slate of Temessee. I further certify that accompanying drawings, documents, and statements conform, for provisions of the Knowleig-Know uddriston Registations except to Ano been Remissed, described in a report field with the Proming Commission, or for visionces of high hard been approved as Remission of the final plat. The 3) KNOXVILLE CITY GIRD NORTH BASED ON A BEARING OF N 78'33'41" W BETWEEN CITY MONUMENT 0544 AND CITY MONUMENT 0287. DISTANCES HAVE NOT BEEN REDUCED TO GRID ZONED "RN-6" N 89"14"24" E 75.10" "COALCREEK" PF. "COALCREEK" N eference markers and monuments, benchmarks were in place on the 1174 day of Indicated personnels were in piece on the ITM-for of Management Company of the ITM-for of Management Company o DISTANCES. THE HORIZONTAL DATUM IS NAD 83(2011). N 8974'24" E 96.20 4) IRON PINS AT ALL CORNERS, UNLESS DESIGNATED OTHERWISE. 70') TOTAL (S 8070' 5) SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES, SURVEY IS SUBJECT TO ANY PINDING REVEALED BY AN ACCURATE THE SEARCH. NO THE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPILATION OF THIS SURVEY. PLAT WELL INST. heady certify that this is a survey in not less that it is a proper of the processor of the southead starry in not less that it is a proper of the processor of the final or finenesses State burst of the final or finenesses State burst of the final or finenesses for final or final or finenesses for final or f Request for 6) SUBJECT PROPERTY LIES WITHIN ZONE "X" (OTHER AREAS), AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO.47093CO2866, WITH AN EFFECTIVE DATE OF 05 AUGUST 2013, WHICH MAKES UP PART OF THE NATIONAL FLOOD INSURANCE RATE MAP FOR THE COMMUNITY NO. 475434, PMEL 0286, SUFFIX "G" IN WHICH SAID PREMISES IS SITUATED. AMporns two-family dwelling (duplex) .68 CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM -7) THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITION NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION, FOR UNDERGROUND UTILITY LOCATION CALL 811. 0.04 This is to certify that the subdivision hereon is approved subject to the installation of public sonitory severa and treatment facilities, and regulations. It is the responsibility of the property owner to verify with the URINY Provider the availability of the property owner to verify with the URINY Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections. 2 14,436 ± SQ.FT. 17,250 ± SQ.FT. 0.40 ± ACRES 0.33 ± ACRES TON" Utility Provider: AREA LESS 25 AREA LESS 25' Authorized Signature: ACCESS STRIP ACCESS STRIP 8) SUBJECT PROPERTY IS ZONED RN-1: "SINGLE FAMILY CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBSYMBOLIS RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT" AND IS SUBJECT TO THE CURRENT ZONING REQUIREMENTS. This is to certify that the subdivision hereon is approved subject to the installation of public water system, and that such installation and responsibility of the property owner to verify with the utility Provider the availability of water system in the vicinity of the latest on the installation of the required connections. CLT MAP 121, INSERT G GROUP G. PARCEL 019 RES RED LLC. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDING ON THE STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN Utility Provider: INST. # 201910310030051 Authorized Signature: (5) ES 36 ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TENNESSEE. (2) WELLESBATTEN E 200802220062624 OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SYSTEM — 10) THE BLOCK WALL SHOWN HEREON ALONG THE COMMON LINE OF THE SUBJECT PROPERTY AND LOT IR MEANDERS AT MOST 1.9'
OF SAID COMMON LINE FOR A TOTAL DISTANCE OF 208.2'. SET connections.

Owner(a) Printegring PETED LLC

Signature Light LE LELLE MEMBER.

Oote MIN 185 1020 25.0 11) THE CHAIN LINK FENCE SHOWN HEREON ALONG THE COMMON LINES OF THE SUBJECT PROPERTY AND LOT IR OF THE "FINAL PLAT OF WESTMORELAND HEALTH AND REHABILITATION CENTER" MEANDERS AT MOST 6.2' FOR A TOTAL DISTANCE OF 311.7 6 0 STOOP STEPS 12) REGARDING NOTES 10 & 11, THIS PLAT INDICATES PROPERTY BOUNDARY ENCROACHMENTS. THEY HAVE NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS. CERTIFICATION BY THE KNOXVILLE DEPARTMENT OF ENGINEERING \* 1 The Knoxville Department of Engineering hereby approves this plat this the \_\_\_\_\_day of \_\_\_\_\_\_ 20xx. ш 172'41" 0,237 ± SO.FT 13) THE WOOD FENCE SHOWN HEREON ALONG THE COMMON LINE OF THE SUBJECT PROPERTY AND LOT 2 OF THE "FINAL PLAT OF WELLESBATTEN ESTATES" LIES WHOLLY ON LOT 2 OF THE "FINAL S PLAT OF WELLESBATTEN ESTATES". Z C3 14) A STANDARD UTILITY AND DRAINAGE EASEMENT SITUATED ALONG A STANDARD UNITET AND DIAMAGE EASEMENT STORTED TO THE PUBLIC AND TO THE APPROPRIATE UTILITY AGENCIES AS FOLLOWS: TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY N 86 22 42 LINES AND UNITED STREETS AND PRIVATE RIGHTS—UP—WAY OF FIVE —SS—
(S) FEET IN MOTH SHALL BE PROVIDED ALONG BOTH SIDES OF
ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER (, the undersigned, hereby certify that the subdivision name and all stree names conform to the Knanville/Knax County Street Naming and Address names the Administrative Rules of the Planning Commission, and that GROVE LAN 15) THE CITY OF KNOXVILLE REQUIRES A 50' WIDE R.O.W. ALONG OAK-GROVE LANE. AREA OF R.O.W. DEDICATION SHOWN HEREON. TAXES AND ASSESSMENTS AREA BEFORE AREA AFTER GRAPHIC SCALE 16) THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-CONFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OF VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME TIME LATER FOR PERMIT APPROVALS. This is to certify that all property taxes and as property have been pold. 15 SQ.FT. SQ.FT. ACRES ACRES Knox County Trustee: 43,102± LOT 1 10.237+ 0.23± I IN FEET PROPERTY ACCESSOR 1 inch = 30 ft LOT 2 17,250± 0.40± OWNER LOT 3 14,436± 0.33± ROW 1,178± 0.03±

TOTAL

10308 Hardin Valley Road

Knoxville, Tennessee 37932

Facsimile (865) 692-4091

Phone (865) 692-4090

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BENCHMARK ASSOCIATES, INC.

Land Planners & Land Surveyors

43,102± 0.99±

PROPERTY LINE TABLE LINE DIRECTION N 87'45'38" W 68.47 L2 N 87'45'38" W 50.00 LEGEND & IRON PIN W/CAP IRON PIN FOUND BLOCK (N 0'0'0" E) RECORD CALLS WALL N O'O'O" F FOUND CALLS WATER VALVE WATER METER FIRE HYDRANT ELECTRIC METER £ 261. 0 GAS METER (3) UTILITY POLE 0 SANITARY SEWER 0 MANHOLE -OH-OH- OVERHEAD UTILITIES ----SS---- SANITARY SEWER \_\_O\_\_O\_\_ CHAIN LINK FENCE -WOOD FENCE CONCRETE 5505050 GRAVEL ASPHALT. PUBLIC UTILITY AND DRAINAGE EASEMENT CREATED BY THIS PLAT (SEE NOTE 13) R.O.W. DEDICATION (SEE NOTE 15) COAL REEK TO & INTERSECTION OF OAK GROVE LANE AND LYONS VIEW PIKE -ss-255-55-55-55-55 -ss-ss-ss-ss-o S 29°54'08" E 440.25'
TO CITY OF KNOXVILLE CONTROL
MONUMENT 0544 MAINTAINING
COORDINATES OF E: 2,562,694.418 N: 585,600.29 PROPERTY CURVE TABLE CURVE CHORD DIRECTION CHORD DISTANCE RADIUS ARC LENGT RES RED LLC. 920 OAK GROVE LANE, KNOXVILLE TN 37923 N 88'40'49" W N 87'45'13" W 117.03 4390.58 117.04 TOTAL 43,102± 0.99± (865)-693-5441 N 86'49'36" W 25.02 4390.58 25.02 FINAL PLAT Final Plat of Subdivision of SSRD DATE: 05/11/2 6-A-20-SU SCALE: DRAWN BY: 1"=30 1 of 1 Oak Grove Lane Knoxville, Tn 37923 FILE NAME: Revised: 5/21/2020 19216-RESUB.DWC

8M PROJECT NO .:

OF KNOXVILLE

E

NCINITY MAP



M

Tenant Investor

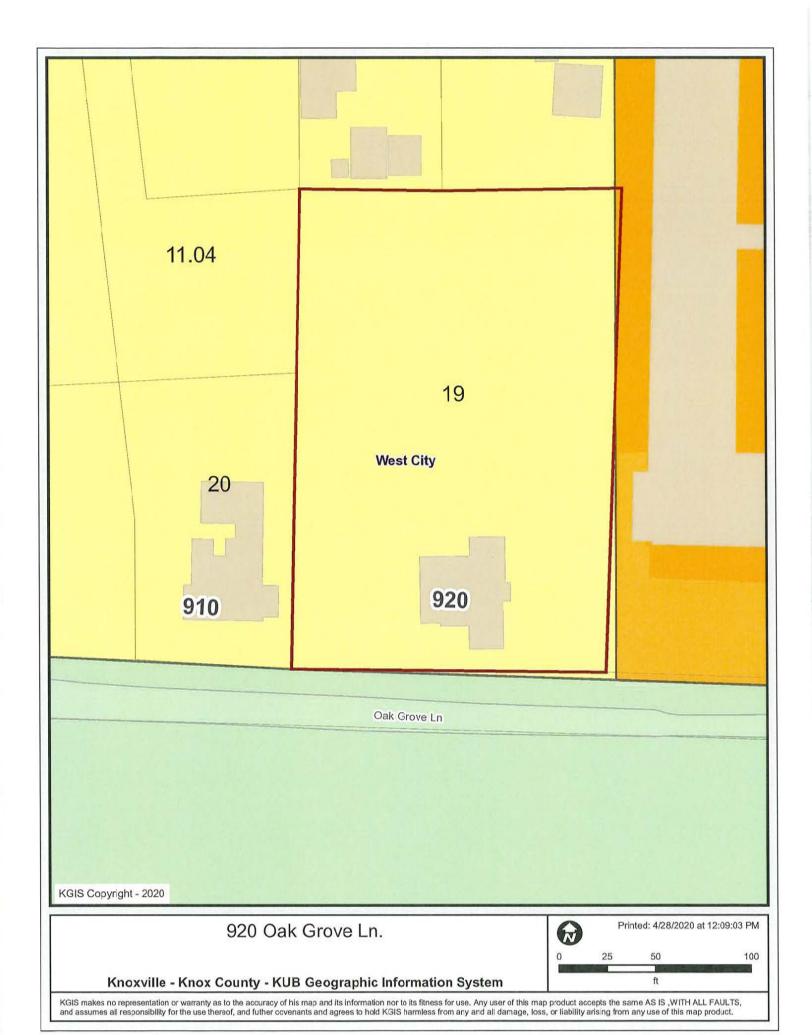


# DEVELOPMENT REQUEST

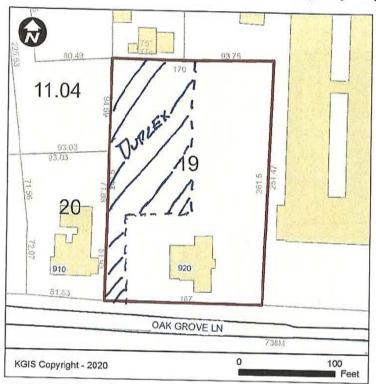
	DEVELOPMENT		DIVISION	ZONING	
Planning KNOXVILLE I KNOX COUNTY	<ul><li>Development Plan</li><li>Planned Development</li><li>Use on Review Special</li></ul>		Concept Plan Final Plat	☐ Plan Amendm☐ Rezoning	
Victor Jernigan	Special	Ose	Mem	her	
Applicant Name			Affiliation		
April 24, 2020	June 11, 2020				
Date Filed	Meeting Date (if applicable	rable) File Numbers(s)			
CORRESPONDENCE All correspondence related to this Applicant Owner Ovictor Jernigan  Name		☐ Engineer ResRed LLC		Iscape Architect	
		Company			
229 Sherway Rd		Knoxville	TN	37922	
Address		City	State	Zip	
8655076044 Phone	victorjernigan@gmail.	com			
CUPPENIT PROPERTY	INFO				
CURRENT PROPERTY  RES RED  Owner Name (if different)	UC 920 Owner Address			Owner Phane	
920 Oak Grove Lane			.01//0	Owner Phone	
Property Address 11/5 Oak	Grove in IN oflyons	Parcel I	1216601	9	
West City - North of Lyons Vi	ew about 1,000 ft east of North	shore Dr	.99 acr	res	
eneral Location	10.00		Tract Size		
District 2		-West			
urisdiction (specify district above)	☐ City ☐ County	Zoning	. W/ - T		
West City	LDR	7		1-11	
lanning Sector	Sector Plan Land Use Classifi	cation		Policy Plan Designation	
House	N	KUB	KL	Pietre	
xisting Land Use	Septic (Y/N)	Sewer Provid	er Wa	ater Provider	

## **REQUEST**

DEVELOPIMENT	□ Development Plan ■ Use on Review Special Use □ Residential □ Non-Residential □ Home Occupation (specify): □ Other (specify): Lot 2 to be permited for Duplex					
ION	□ Proposed Subdivision Name Unit / Phase Numb	er				
Unit / Proposed Subdivision Name  Parcel Change  Combine Parcels Divide Parcel Total Number of Lots Created:  Other (specify):  Attachments / Additional Requirements						
	☐ Zoning Change:  Proposed Zoning					
SONING	Plan Amendment Change:  Proposed Plan Designation(s)  Request for RN-2 Denied at City Council - now developed as RN-1					
	Proposed Density (units/acre)  Previous Rezoning Requests  Other (specify): Request for RN-2 Denied at City Council - now developed as RN-1					
STAFF USE ONLY						
STAF	□ Design Plan Certification (Final Plat only) □ Use on Review / Special Use (Concept Plan only) □ Traffic Impact Study  FEE 3:					
	AUTHORIZATION By signing below, I certify I am the property owner, applicant or the owners authorized representative Victor Jernigan  April 24, 2020					
,	Applicant Signature Please Print Date	-				
	865-507-6044 victorjernigan@gmail.com					
Ī	Phone Number Email					
5	Staff Signature  Michael Raywolds  Please Print  Date					



### JZU UAK GKUVE LN - Property Map and Details Report



### **Property Information**

Parcel ID: 121GG019

Location Address: 920 OAK GROVE LN

CLT Map:

20 OAK GROVE

Insert:

121 G

Group:

G

Condo Letter:

Parcel:

19

Parcel Type:

District:

Ward:

City Block:

49 49110

Subdivision:

Rec. Acreage: 0
Calc. Acreage: 0

Recorded Plat:

20191031 - 0030051

Recorded Deed: Deed Type:

Deed:Full Coven

Deed Date:

10/31/2019

### **Address Information**

Site Address:

920 OAK GROVE LN KNOXVILLE - 37919

Address Type:

DWELLING, SINGLE-FAMILY

Site Name:

### **Owner Information**

RES RED LLC

815 SUNNYDALE RD

KNOXVILLE, TN 37923

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

### **Jurisdiction Information**

County:

KNOX COUNTY

City / Township:

Knoxville

### **MPC Information**

Census Tract:

44.04

Planning Sector:

West City

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

### **Political Districts**

Voting Precinct:

49

4

2

Voting Location:

Bearden Elementary School

5717 KINGSTON PIKE

TN State House:

13 Gloria Johnson

TN State Senate:

Becky Duncan Massey

County Commission: (at large seat 10)

Hugh Nystrom

(at large seat 11)

Larsen Jay Justin Biggs

City Council: (at large seat A) Andrew Roberto Lynne Fugate

(at large seat B) (at large seat C)

Janet Testerman Amelia Parker

School Board:

Virginia Babb

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

### **School Zones**

Elementary:

BEARDEN ELEMENTARY

Intermediate:

Middle:

BEARDEN MIDDLE

High:

WEST HIGH

Please contact Knox County Schools Transportation and Zoning Department at (86S) 594-1550 if you have questions.

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DEDICATION SHOWN HEREON. 14) INCN PINS AT ALL CORNERS, UNLESS DESIGNATED OTHERWISE. 12) THE WOOD FENCH SHOWN HEREON ALONG THE COMMON LINE OF THE STRUCT PROPERTY AND LOT 2 OF THE "TANAL PLAT OF THE LIZEMATINE STEATES" LESS WHOLLY ON LOT 2 OF THE "FINAL PLAT OF WELLESBATTEN ESTATES". 9) THE ACCOMPANYMO SURFEY HIS MADE ON THE GROUND STRUCTURED. SONOS THE LOCATION OF MARCH CONTINUES AND OTHER WIFROVENIN'S STRUKED WITH A DOWN AND A STRUCTURED WITH A DOWN 10 THE CAMAN LAWK FROM SHOULD HER SON ALONG THE SUBJECT PROPERTY AND LOT 1R-1 OF THE "THALL PLAT OF THE STRUCKELAND MELTH AND REHABLITATION CONTRET MEANDERS AT MOST BUT ALL TOTAL DISTANCE OF \$11.7" 10) THE BLOCK WALL SHOWN HEREON ALONG THE COMMON LINE OF THE SUBJECT PROPERTY AND LOT 18-1 MEANDERS AT MOST 1.5' OF SAID COMMON LINE FOR A TOTAL DISTANCE OF 208.2'. 8 3 3 5 £ 4 1) CURRENT PROPERTY RECORD NEVORUATION AS FOLLOWS PARCES DIE: STANDS IN THE MAME OF RES RED, ILC., IS OF RECORD AS NOT, I & ZOSIGOLOGOUGH OF THE RECISTER'S OFFICE KNOX COUNTY, TENNESSEE. THE PURPOSE OF THIS PLAT IS TO SUBDINDE PARCEL DIS NYTO THREE LOTS, OREATE ASSOCIATED PUBLIC UTILITY AND DRAINAGE EASDMENTS, AND DEDICATE RIGHT—OF—WAY. NOTES THE SINFETON BY NOT RESPONSIBLE FOR MAY DETERMINATION OF ANY INDERGROUND CONDITION NOT INSERIE ATION OF ANY INDERGROUND TO SOLE, CECLORICAL CONDITIONS WITH ANY LIMITED TO, PRELINES OF BIRNED CABLES AND SHALL NOT ESS AND RESPONSIBLE FOR ANY LIMITED THAT MAY ARRESS CONDITIONAL STATES CONTROLLARION OF OIR FAILURE TO MARC SUCH DETERMINATION OR LOCATION OF THY SUBSINIFICACE CONDITION, FOR UNDERGROUND UTILITY LOCATION CALL BIT. SIDE — 8' OR 15% OF LOT HIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 20' COMBINED MONRESIDENTIAL 20% OF LOT MOTH SUBJECT PROPERTY IS ZONED RN-1: "SNOLE FAMILY RESIDENTIAL NEIGHBORHOOD ZONENG DISTRICT" AND IS SUBJECT TO THE FOLLOWING SETBACK REQUIREMENTS: REAR -FRONT - ±10" OF THE AVERAGE BLOCK FACE; N NO CASE LESS THAN 25" SUBJECT PROPERTY LES MITMA ZOME "X" (OPIEZE MERAS), AS DESIGNATED BY FEDERAL LIBERCONT LAMADERNY ACREMY PART OF CO. AVIOLET CATA, MINDA MARES UP PART OF THE MATCHALL FLOOD INSURANCE RATE MAP FOR THE COMMUNITY MIN. ATSLAY, PARTL COSS, SUSTAY, "O" IN MINDA MASS, SASTIA FED. SUPPER WAS PREPARED UTILIZANG THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT WAS SUBJECT FOR ANY PROMOTOR REFORMED BY AN ACCURATE THE SEARCH, MO THE SEARCH WAS PROVIDED TO THIS SURPEYOR FOR THE COMPALATION OF THIS SURPEY IRON PINS AT ALL CORNERS, UNLESS DESIGNATED OTHERWISE. KNOXMILE CITY GIRD NORTH BASED ON A BEARING OF N 7833'43" W BETNEEN CITY MONUMENT 0544 AND CITY MONUMENT 0385. DISTANCES HAVE NOT BEEN REDUCED : GRID DISTANCES. RES RED LLC. 920 OAK GROVE LANE. KNOXWLLE TN 37923 (865)—693—5441 OWNER 10308 Hardin Valley Road noxville, Tennessee 37932 Phone (865) 692-4090 simile (865) 692-4091 BERIOL LOCATED ON BLOCK 49110 OF THE 4911 CITY MAD OF THE CITY CHARGESTEE AS PARCEL
AND EDWARD OF THE ABOUT MAD OF THE ABOUT OF AND REPRESENTED AS PARCEL
AND EDWARD COATED ON BLOCK 49110 OF THE 4911 CITY MAD OF THE CITY OF THOMSON. "FINAL PLAT OF WELLESBATTEN ESTATES" INST. # 200802220062626 (IR2) Ō "FINAL PLAT OF RESUBDIVISION OF LOT WELLESBATTEN ESTATES"
INST. # 200903270061083 0.99± ACRES Subdivision of HOUGH HOUGH LOT 3 172'41" E Pu: FINAL PLAT of AREA AFTER Final Plat of Subdivision of SSRD 14,045± 10,829± ö 1,178± 5 172'41" W 90.00 AREA LESS 25'
AGGESS STRIP
15,005 ± SQ.FT.
0.34 ± AGRES 17,250 ± S0,FT. 0.40 ± ACRES 0.24± 0.40± 0.32± E. PARCEL 012 ST & MARY RODGERS: NO 1011 PG 577 C.99± 0.03± 8974'24" E SSRD 100 PORCH GLT MAP 121, NSERT G.
GROUP G. PARCEL GIS
RES RED LLC.
NST. # 201910310030051 97.74 ZONED "RN E SI SI N 214'23" E 158.45 GROVE LANE (min) SET 100 TOWNESSEE 019 14,045 ± SQ.FT. 0.32 ± ACRES 897424 E N 209'47" E 90.00 155 A-58 13 M (N. 0210' E. 261.5') ZONED SOMED THIN-1- O 3-O-O S 2'09'47" W 251,90 CHORD DIRECTION CHORD DISTANCE RADIUS ARC LENGTH N 88'49'36" W N 874513" W N 88.40,48, M. TR-D

FINAL PLAT OF WESTMORELAND
HEALTH AND REHABILITATION CENTER
INST. # 201701170044273 CONTCREEK 10 CITY OF KNOWNLE CONTROL
MONUMENT 054 MANTANNO
COGDOMATS
E: 2,582,694,418
N: 585,800,29 CITY OF KNOXVILLE GRID NORTH TO & INTERSECTION OF 04/22/20 1"=30' 8P 19216-RESUBLONG 19-216 SOPERTY CURVE TABLE SEE NOTE 15) 117.03° 25,02° THING PS PS PS 25.01 (N 00'0" E) RECORD CALLS FINAL PLAT 0'0'0" E FOUND CALLS N 8745'38" W 69.85' S 8745'38" E 48.66' PROPERTY LINE TABLE 0-55-55-CONCRETE PIKE GROVE PUBLIC UTILITY AND DRAINAGE EASEMENT CREATED BY THIS PLAT (SEE NOTE 13) 4390,58 4390.58 4390.58 CHAIN LINK FENCE ASPHALT WATER VALVE WATER METER SAMITARY SENER OVERHEAD UTILITIES שושוץ פענ SANITARY SENSE MANNIOLE CAS METER ELECTRIC METER FIRE HYDRANT \$ IRCN PW W/CAP JRON PIN FOUND of 25.02" 117.04" 25.01