



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

[View map on KGIS](#)

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.

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 Tennessee 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.

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.



**6-A-20-SU
SPECIAL USE**

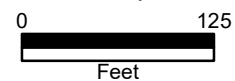


Duplex in RN-1 (Single-Family Residential Neighborhood)

Petitioner: Jernigan, Victor

Map No: 121

Jurisdiction: City



Original Print Date: 5/18/2020

Revised:

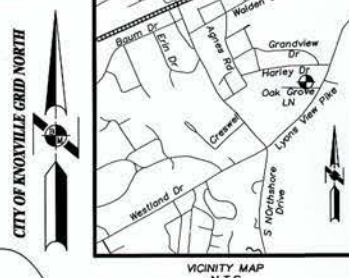
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



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 49TH CITY WARD OF THE CITY OF KNOXVILLE, TENNESSEE

PLANNING FILE #4-HH-20



CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION
(I, We) RES RED LLC, the undersigned owner(s) of the property shown hereon...
Date: MAY 18, 2020

PLANNING STAFF APPROVAL FOR RECORDING - FINAL PLAT
This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulation of Knoxville and Knox County...
Date: _____

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...
Date: MAY 18, 2020

NOTES
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.

CERTIFICATION OF CATEGORY AND SCOPE OF SURVEY
I hereby certify that this is a GENERAL SURVEY and that the purpose of the subdivision is to subdivide parcel 019 into three lots...
Date: MAY 18, 2020

2) 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.

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISIONS
This is to certify that the subdivision herein is approved subject to the installation of public sanitary sewers and treatment facilities...
Date: _____

3) KNOXVILLE CITY GRID 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 DISTANCES. THE HORIZONTAL DATUM IS NAD 83(2011).

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS
This is to certify that the subdivision herein is approved subject to the installation of public water system and that such installation shall be in accordance with State and local regulations...
Date: _____

4) IRON PINS AT ALL CORNERS, UNLESS DESIGNATED OTHERWISE.

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SYSTEM - MAJOR 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...
Date: _____

5) SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDING REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPILATION OF THIS SURVEY.

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:
Date: _____

6) SUBJECT PROPERTY LIES WITHIN ZONE "X" (OTHER AREAS), AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47093002866, WITH AN EFFECTIVE DATE OF 05 AUGUST 2013, WHICH MAKES UP PART OF THE NATIONAL FLOOD INSURANCE RATE MAP FOR THE COMMUNITY NO. 475434, PANEL 0286, SUFFIX "G" IN WHICH SAID PREMISES IS SITUATED.

TAXES AND ASSESSMENTS
This is to certify that all property taxes and assessments due on this property have been paid.
Date: _____

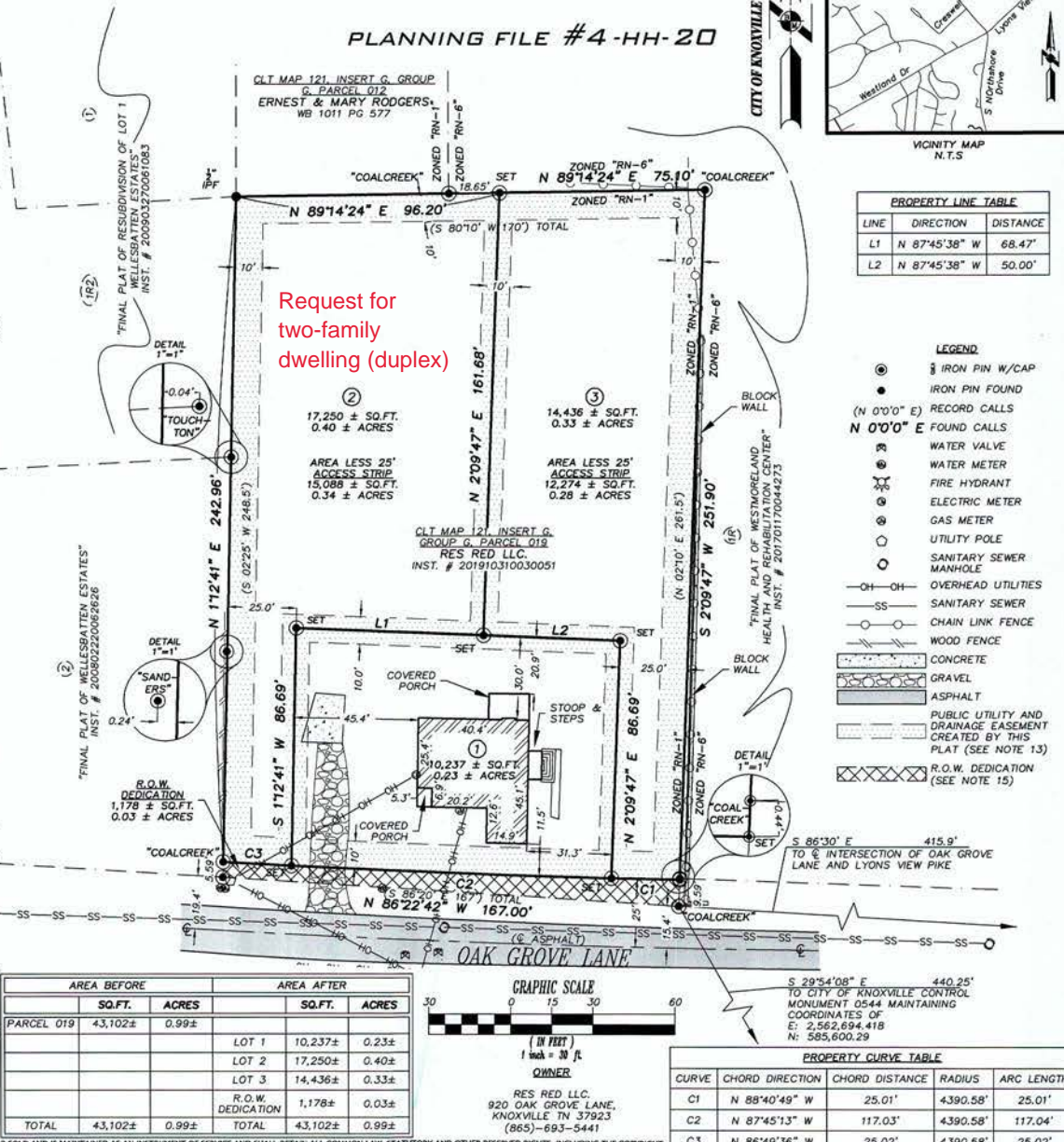
7) THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITION NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION, FOR UNDERGROUND UTILITY LOCATION CALL 811.

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.
Date: _____

8) SUBJECT PROPERTY IS ZONED RN-1; "SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT" AND IS SUBJECT TO THE CURRENT ZONING REQUIREMENTS.

PROPERTY ACCESSOR
Signature: _____ Date: _____

9) THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, 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 ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TENNESSEE.



PROPERTY LINE TABLE

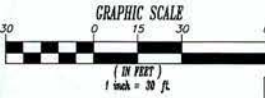
LINE	DIRECTION	DISTANCE
L1	N 87°45'38" W	68.47'
L2	N 87°45'38" W	50.00'

LEGEND

- IRON PIN W/CAP
- IRON PIN FOUND
- RECORD CALLS
- FOUND CALLS
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- ELECTRIC METER
- GAS METER
- UTILITY POLE
- SANITARY SEWER MANHOLE
- OVERHEAD UTILITIES
- SANITARY SEWER
- CHAIN LINK FENCE
- WOOD FENCE
- CONCRETE
- GRAVEL
- ASPHALT
- PUBLIC UTILITY AND DRAINAGE EASEMENT CREATED BY THIS PLAT (SEE NOTE 13)
- R.O.W. DEDICATION (SEE NOTE 15)

AREA BEFORE AND AFTER

	AREA BEFORE	AREA AFTER		
	SQ.FT.	ACRES	SQ.FT.	ACRES
PARCEL 019	43,102±	0.99±		
LOT 1	10,237±	0.23±		
LOT 2	17,250±	0.40±		
LOT 3	14,436±	0.33±		
R.O.W. DEDICATION	1,178±	0.03±		
TOTAL	43,102±	0.99±	43,102±	0.99±



PROPERTY CURVE TABLE

CURVE	CHORD DIRECTION	CHORD DISTANCE	RADIUS	ARC LENGTH
C1	N 88°40'49" W	25.01'	4390.58'	25.01'
C2	N 87°45'13" W	117.03'	4390.58'	117.04'
C3	N 86°49'36" W	25.02'	4390.58'	25.02'



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Victor Jernigan		Member
Applicant Name		Affiliation
April ²⁷ 24 , 2020	June 11, 2020	6-A-20-SU
Date Filed	Meeting Date (if applicable)	File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Victor Jernigan		ResRed LLC	
Name	Company		
229 Sherway Rd	Knoxville	TN	37922
Address	City	State	Zip
8655076044	victorjernigan@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

<u>RES RED, LLC</u>		<u>920</u>	
Owner Name (if different)	Owner Address	Owner Phone	
920 Oak Grove Lane		<u>12166019</u>	
Property Address	<u>N/S Oak Grove Ln, W of Lyons View</u>		
West City - North of Lyons View about 1,000 ft east of Northshore Dr		.99 acres	
General Location		Tract Size	
District 2		West City <u>RN-1</u>	
Jurisdiction (specify district above)	<input checked="" type="checkbox"/> City <input type="checkbox"/> County	Zoning District	
<u>West City</u>	<u>LDR</u>	<u>Inside City</u>	
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation	
RN-1 <u>House</u>	N	KUB	KUB
Existing Land Use	Septic (Y/N)	Sewer Provider	Water Provider

REQUEST

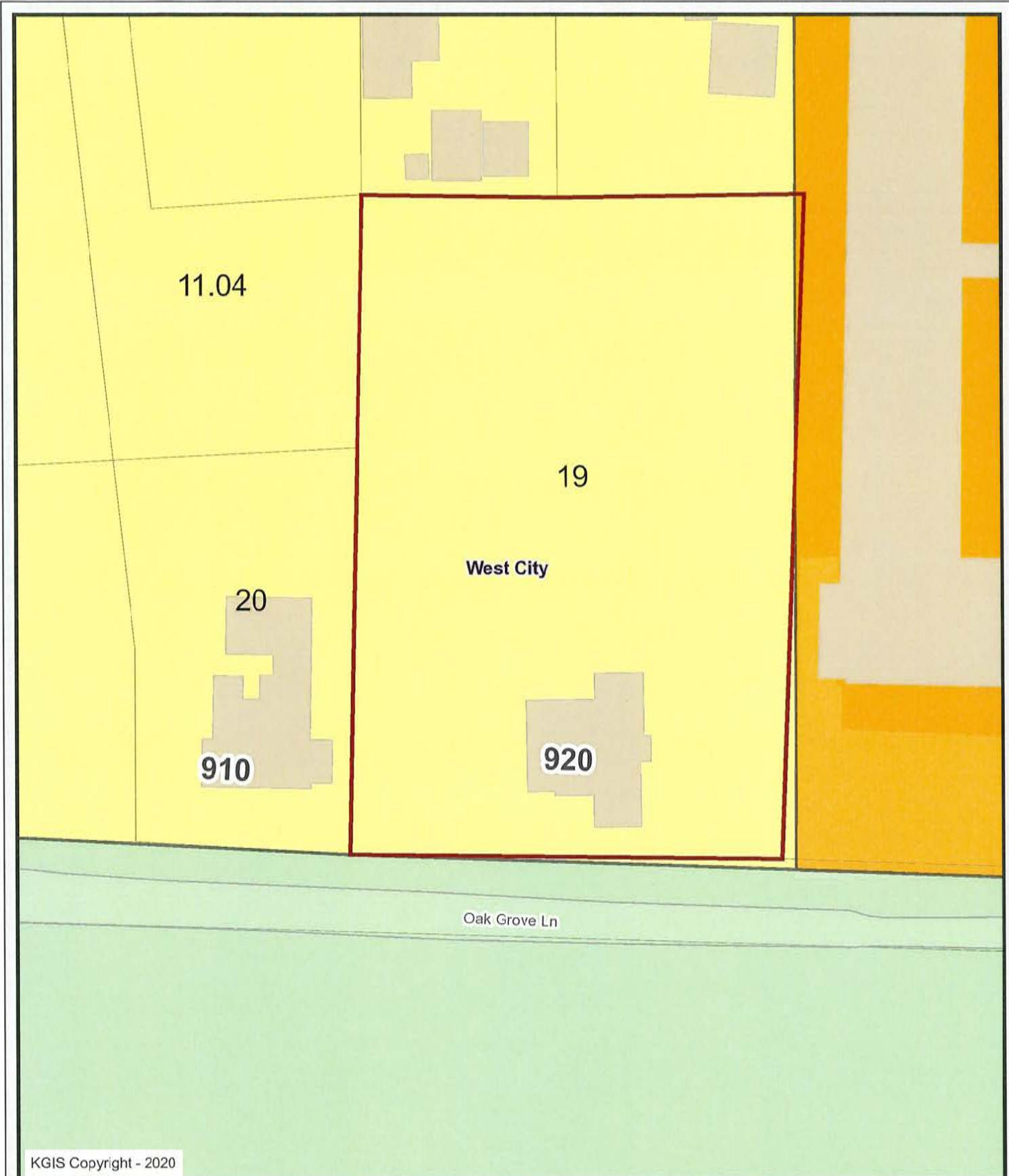
DEVELOPMENT	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review <u>Special Use</u> <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	<input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): <u>Lot 2 to be permitted for Duplex</u>
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____
	<input type="checkbox"/> Attachments / Additional Requirements _____
	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____
ZONING	Request for RN-2 Denied at City Council - now developed as RN-1 Proposed Density (units/acre) _____ Previous Rezoning Requests _____
	<input type="checkbox"/> Other (specify): Request for RN-2 Denied at City Council - now developed as RN-1

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1: SU \$450. ⁰⁰	TOTAL: \$450. ⁰⁰
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2:	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	FEE 3:	

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

 Applicant Signature	Victor Jernigan Please Print	April 24, 2020 Date
865-507-6044 Phone Number	victorjernigan@gmail.com Email	
 Staff Signature	Michael Reynolds Please Print	4/27/2020 Date



KGIS Copyright - 2020

920 Oak Grove Ln.

Knoxville - Knox County - KUB Geographic Information System

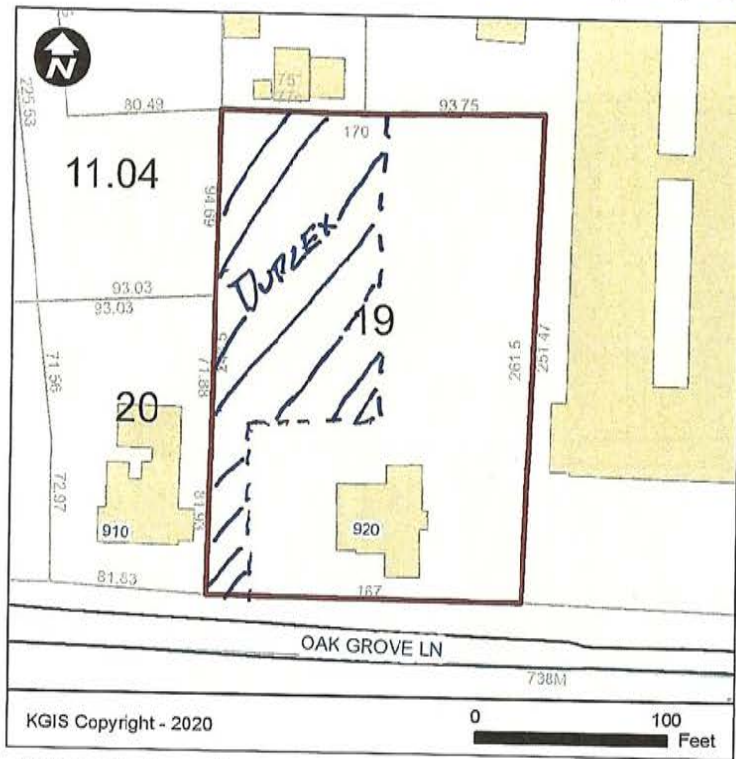


Printed: 4/28/2020 at 12:09:03 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

920 OAK GROVE LN - Property Map and Details Report



Property Information

Parcel ID: 121GG019
 Location Address: 920 OAK GROVE LN
 CLT Map: 121
 Insert: G
 Group: G
 Condo Letter:
 Parcel: 19
 Parcel Type:
 District:
 Ward: 49
 City Block: 49110
 Subdivision:
 Rec. Acreage: 0
 Calc. Acreage: 0
 Recorded Plat: -
 Recorded Deed: 20191031 - 0030051
 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
 Voting Location: Bearden Elementary School
 5717 KINGSTON PIKE
 TN State House: 13 Gloria Johnson
 TN State Senate: 6 Becky Duncan Massey
 County Commission: 4 Hugh Nystrom
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 City Council: 2 Andrew Roberto
 (at large seat A) Lynne Fugate
 (at large seat B) Janet Testerman
 (at large seat C) Amelia Parker
 School Board: 4 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 (865) 594-1550 if you have questions.

Disclaimer: KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any damage, loss, or liability arising from any use of the map product. Independent verification of all information contained on this map should be obtained by any user.

Proprietary Info: The map products and databases on this Web Site have been copyrighted by the KGIS Policy Board. The KGIS Policy Board hereby reserves all rights thereto, and no portion of the products or databases on this Web Site may be reproduced in any form or by any means without the express written authorization of the KGIS Policy Board or its authorized agents.

CONTRACTOR OF RECORD: BENCHMARK ASSOCIATES, INC.

DATE: 04/23/2020
 PROJECT: 192160W119216-RESUB.dwg
 DRAWING NO.: 192160W119216-RESUB.dwg



This is to certify that the above described plat was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Tennessee. I am hereby certifying that the plat was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Tennessee.

APPROVED: _____
 DATE: 04/23/2020

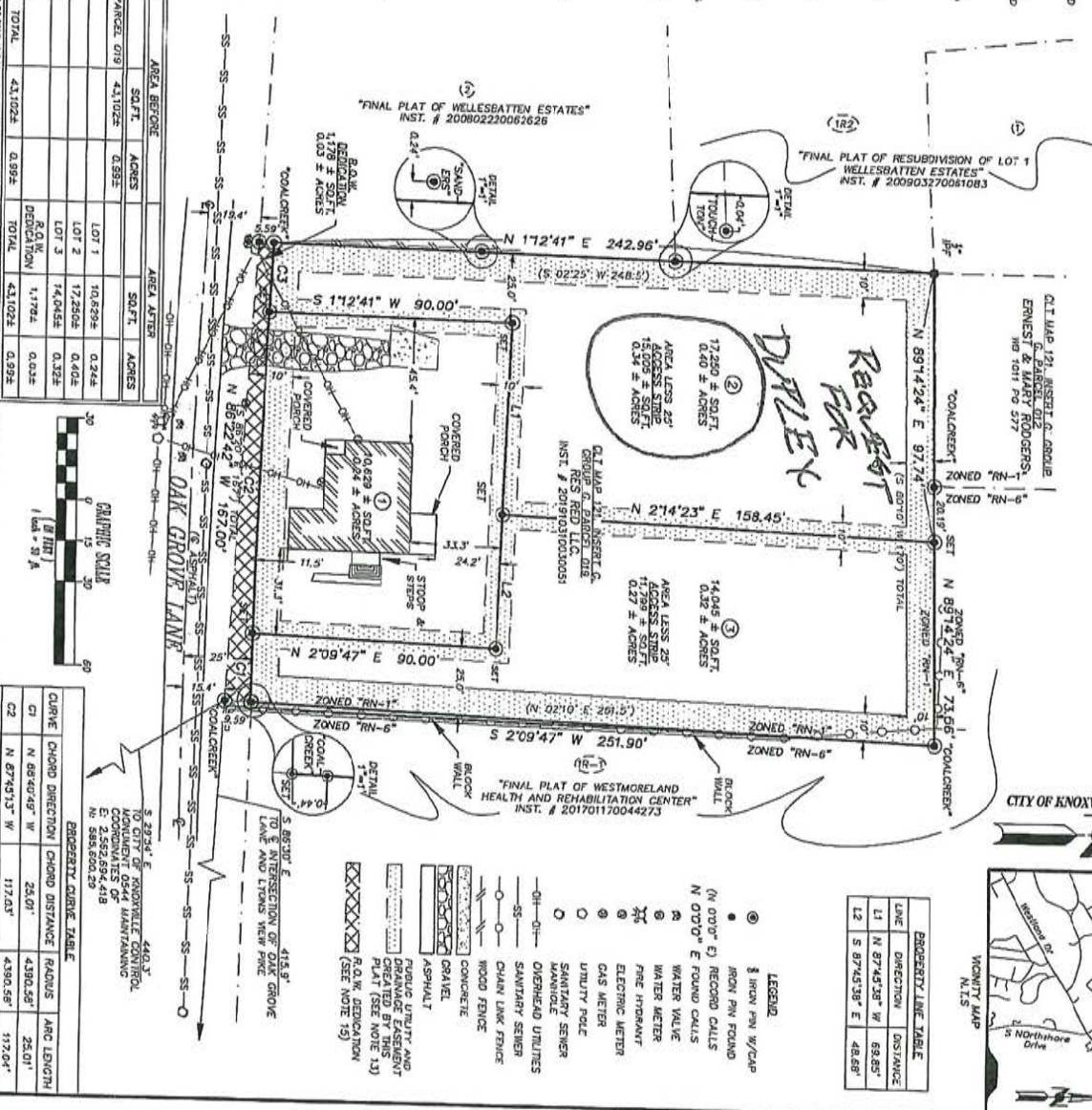
BENCHMARK ASSOCIATES, INC.
 Land Planners & Land Surveyors

10308 North Valley Road
 Knoxville, Tennessee 37932
 Phone: (855) 692-4090
 Fax: (855) 692-4091

- NOTES**
- CURRENT PROPERTY RECORD INFORMATION AS FOLLOWS:
 1) RECORD AS MAP NO. 473843A, PARCEL 008, SURVEY "C" IN WHICH SAID PREMISES IS SITUATED.
 - THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 019 INTO THREE LOTS, ONE BEING 17,250 SQ. FT. AND BEING LOCATED ON BLOCK 49110 OF THE 49TH CITY WARD OF THE CITY OF KNOXVILLE, TENNESSEE.
 - KNOWLEDGE CITY ORD NO. 10871, PASSED ON A BEARING OF N 78°34'4" W BETWEEN CITY INDUSTRY PARK AND THE CITY OF KNOXVILLE, TENNESSEE, DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES.
 - IRON PINS AT ALL CORNERS, UNLESS DESIGNATED OTHERWISE.
 - SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FUTURE REVISIONS OR CORRECTIONS TO THE RECORD DOCUMENTS. THE SURVEYOR HAS CONDUCTED A SEARCH FOR ANY LIABILITY THAT MAY ARISE OUT OF OR LOCATION OF ANY UTILITY LINES OR STRUCTURES FOR UNDERGROUND UTILITY LOCATION CALL 811.
 - SUBJECT PROPERTY IS ZONED "RN-1". SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD ZONING REQUIREMENTS ARE SUBJECT TO THE FOLLOWING REQUIREMENTS:
 FRONT - 41' OF THE AVERAGE BLOCK FRONT IN NO CASE LESS THAN 25' BUT NOT MORE THAN 100'.
 SIDE - 6' OR 15% OF LOT WIDTH, WHICHEVER IS LESS, IN NO CASE LESS THAN 20' COMBINED NONRESIDENTIAL REAR - 25'
 - THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND THE SURVEYOR HAS VISUALLY INSPECTED THE PROPERTY AND PREMISES AND THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND AND WAS MADE IN ACCORDANCE WITH LAWS AND STANDARDS OF THE STATE OF TENNESSEE.
 - THE BLOCK WALL SHOWN HEREON ALONG THE COMMON LINE OF THE SUBJECT PROPERTY AND LOT 18-1 BEING THE TYPICAL PLAT OF WESTMORELAND HEALTH AND TOTAL DISTANCE OF 311.7'
 - THE CHAIN LINK FENCE SHOWN HEREON ALONG THE COMMON LINES OF THE SUBJECT PROPERTY AND LOT 18-1 BEING THE TYPICAL PLAT OF WESTMORELAND HEALTH AND TOTAL DISTANCE OF 311.7'
 - THE WOOD FENCE SHOWN HEREON ALONG THE COMMON PLAT OF THE SUBJECT PROPERTY AND LOT 2 OF THE TYPICAL PLAT OF WELLESBATTEN ESTATES.
 - A STANDARD UTILITY AND DRAINAGE EASEMENT SITUATED ALONG LOT 18-1 AND LOT 19-1 OF THE TYPICAL PLAT OF WELLESBATTEN ESTATES IS SHOWN HEREON AS FOLLOWS: TEN (10) FEET IN WIDTH INSIDE ALL RIGHTS-OF-WAY (INCLUDING STREETS AND PRIVATE RIGHTS-OF-WAY) ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED FOR THE INSIDE OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER DESIGNATED LINES.
 - IRON PINS AT ALL CORNERS, UNLESS DESIGNATED OTHERWISE.
 - THE CITY OF KNOXVILLE REQUIRES A 5' WIDE R.O.W. ALONG DARK GROVE LANE. AREA OF R.O.W. DEDICATION SHOWN HEREON.

FINAL PLAT OF
Subdivision of SSRD

BEING LOCATED ON LOT 18-1, ASSET 6, GROUP 6 AND REPRESENTED AS PARCEL 019 IS OF RECORD AS MAP NO. 473843A, PARCEL 008, SURVEY "C" IN WHICH SAID PREMISES IS SITUATED ON BLOCK 49110 OF THE 49TH CITY WARD OF THE CITY OF KNOXVILLE, TENNESSEE.



AREA BEFORE	SOFT	ACRES	AREA AFTER	SOFT	ACRES
PARCEL 019	41,102.2	0.932	LOT 1	10,829.4	0.244
			LOT 2	17,250.0	0.400
			LOT 3	14,042.8	0.322
			R.O.W. DEDICATION	1,178.2	0.026
TOTAL	41,102.2	0.932	TOTAL	41,102.2	0.932

CHORD DIRECTION	CHORD DISTANCE	RADIUS	ARC LENGTH
C1 N 68°40'46" W	23.01'	4390.58'	23.01'
C2 N 87°43'13" W	117.43'	4390.58'	117.43'
C3 N 85°46'25" W	25.02'	4390.58'	25.02'

FINAL PLAT
 1 OF 1

Final Plat of Subdivision of SSRD

DATE: 04/23/20
 DRAWN BY: [Signature]
 FILE NAME: 19216-RESUB.dwg
 BR PROJECT NO.: 19-216