

TO: Knoxville-Knox County Planning Commission
FROM: Amy Brooks, AICP, Interim Executive Director
DATE: 10/24/2020
RE: **Agenda Item #52** 10-C-20-OB
Consideration of an Amendment to the Knoxville-Knox County Subdivision Regulations
Article 2, Section 2.10.G.

STAFF RECOMMENDATION:

Approve a minor amendment to the Knoxville-Knox County Subdivision Regulations, Article 2, Section 2.10.G.

BACKGROUND

As currently written, Article 2, Section 2.10.G.4, does not adequately define “accurate survey”. The proposed amendment is intended to provide clarification with regard to the requirement for the submittal of an accurate survey that determines property boundaries in the field.

Attachment 1: Knoxville-Knox County Subdivision Regulations, Article 2, Section 2.10.G.4, pages 2-13 & 2-

5. **Survey Accuracy.** All subdivision plats shall comply with the current edition of the *Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice*.
- G. **Mapping and Engineering Information.** The Final Plat of the subdivision shall include sufficient data to accurately reproduce the subdivision on the ground. The following items shall be required in addition to the approved Design Plan file:
 1. **Street Lines on Adjacent Land.** Show the exact location with dashed lines and the width along the property lines for all existing or recorded streets intersecting or paralleling the boundaries of the tract or intersecting roads adjacent to or paralleling the boundaries of the tract.
 2. **Monument References and Survey Control Requirements.**
 - a. **Monument References.** Show the accurate location of all permanent reference markers, monuments and benchmarks (Section 3.08) and show the bearings and distances to the nearest established street boundaries, established survey lines, or other official monuments.
 - b. **Survey Control System Requirements.** All subdivisions within the City of five (5) or more lots and all resubdivisions within the City which combine or alter five (5) or more lots that have a property line or iron pin located within two thousand (2000) feet of an approved control point in the City of Knoxville's survey control system shall be tied to the system. All other subdivisions within the city that have a property line or iron pin located within two hundred (200) feet of an approved control point in the City's survey control system shall be tied to the system.

Coordinates of the approved control point shall be shown on the plat and all bearings shown on the plat shall be rotated to the survey control system. The tie line shall show the bearing and distance between the approved control point and the subdivision. For specific details refer to the City of Knoxville's Land Development Manual Policy on Survey Control System Requirements.
 - c. **Installation of Permanent Reference Markers and Monuments, Benchmarks and Property Monuments.** If the developer is proposing to move forward with the approval and recording of the final plat prior to the installation of the permanent reference markers and monuments, benchmarks and property monuments, a bond or other approved security in an amount sufficient to guarantee their installation, shall be provided to the Knox County Department of Engineering and Public Works or the City of Knoxville's Department of Engineering prior to certification of the final plat.
 3. **Owners of Adjacent Land.** For adjacent land which is platted, show the boundaries with dashed lines and the recorded name of the subdivision. For adjacent land which is unplatted, show the boundaries with dashed lines and the name of the owners of record.

4. **Boundary Lines of Tract.** In a line style and weight which will distinguish the developer's property from all adjacent property, show the tract boundary lines with lengths of courses to hundredths of a foot and bearings to the nearest minute, or better. These boundaries shall be determined by an accurate survey in the field. For the purposes of this section, a survey utilizing lines copied from a prior survey, or any other form of composite survey, will not be deemed a current, accurate survey. A boundary closure sheet, utilizing the bearings and distances shown on the plat, is required and shall be submitted when the Final Plat application or Administrative Plat is filed with the Planning Commission.
5. **Street, Easement, and Lot Lines on Tract.** For street rights-of-way, show the names, bearings, angles of intersection, and widths including the widths along the line of any obliquely intersecting street. For all arcs, show the arc lengths, radii, points of curvature and tangency, and their chord bearings and lengths. For all easements or other rights-of-way, show the location, width, and actual name and purpose (gas line easements, etc.). For all lot lines, show horizontal dimensions to hundredths of a foot and their bearings to the nearest minute or better. The Final Plat shall designate and identify each proposed street as to whether it shall be a public or private roadway. The proposed street name shall not duplicate nor closely approximate (phonetically or in spelling) the name of any other street in Knox County or the City of Knoxville.
6. **Easements, Dedications and Reservations.**
 - a. **Customary and Special Easements.** The Final Plat shall show customary and special easements as required in Section 3.11 of these regulations.
 - b. **Reservations and Dedications on Tract.** Show the accurate outline of all property which is either offered for dedication to public use or which is reserved by covenant in the deeds for the common use of the property owners in the subdivision with the purpose also plainly printed thereon.
7. **Site Physical Features.** The Final Plat shall clearly indicate the location of lakes, streams, floodway zones and such other physical features as may be required to be shown by the Planning Commission or other appropriate administrative agency.
8. **Location Map.** A small map showing the general location of the subdivision in relation to the surrounding area shall be placed on the sheet, generally in the upper right or upper left corner. The location map shall be drawn to a scale large enough to show the proposed subdivision's relationship to existing community facilities, such as major traffic arteries (including street names), schools, and natural features, such as rivers and streams.
9. **Lot Numbers, Setback Lines, and Restrictions on Tract.** Show the lots numbered in numerical order and blocks lettered in alphabetical order; if use of blocks is not desired, number all lots in the entire subdivision in numerical order; show the front yard setback building lines with depth only when they are greater than the building setback required by the Zoning Ordinance; and if any

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