



SUBDIVISION REPORT - FINAL PLAT

► **FILE #:** 3-SA-22-F

AGENDA ITEM #: 28

AGENDA DATE: 3/10/2022

► **SUBDIVISION:** FINAL PLAT FOR KEENLAND HEIGHTS, LLC & SCHAAD COMPANIES

► **APPLICANT/DEVELOPER:** SCHAAD COMPANIES

OWNER(S): Keenland Heights, LLC

TAX IDENTIFICATION: 120 F A 009

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 7509 Kingston Pk.

► **LOCATION:** Northeast intersection of Buckingham Dr. and Kingston Pk.

SECTOR PLAN: West City

GROWTH POLICY PLAN: N/A (within City limits)

WATERSHED: Fourth Creek

► **APPROXIMATE ACREAGE:** 2.296 acres

► **NUMBER OF LOTS:** 0

► **ZONING:** C-H-2 (Highway Commercial)

SURVEYOR/ENGINEER: David Harbin / Batson, Himes, Norvell & Poe

► **VARIANCES REQUIRED:** 1) Reduce the standard utility and drainage easement from 10 ft to 1.5 ft under the existing wall.
2) Reduce the curve transition radii from 75 ft to 0 ft.

STAFF RECOMMENDATION:

► **Approve variance 1 based the recommendations of the Knox County Department of Engineering and Public Works and because the site will utilize existing pavement to service the cell tower.**

Approve the final plat including the variance for the curve radii as shown on the plat since it is consistent with the 2017 approval and meets all Subdivision Regulation requirements.

COMMENTS:

This plat proposes to subdivide the subject property to create a smaller lot for an existing cell tower. The new lot is at the rear of the existing lot and abuts I-140.

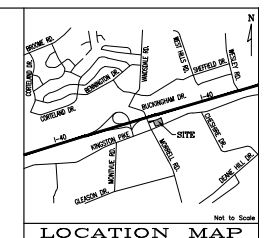
The subdivision of the property was approved by the Planning Commission in 2017 (File 8-SH-17-F). However, the plat was never recorded and the vesting period has since expired. The BZA variances that were also approved in 2017 run with the land and are still applicable. However, since the plat is expired, the Planning Commission variances need to be renewed.

Since the original approval in 2017, changes to the regulations mean that only one of the previous variance requests is still needed. The Knoxville-Knox County Planning Subdivision Regulations have been amended and the joint permanent easement (JPE) utilized in the 2017 plat is no longer an option for access. The new

plat shows a cross access easement, which does not require a turnaround at its terminus, may have a 25-ft right-of-way width, and which does not have a minimum pavement width requirement. And now a waiver can be granted by the City's Engineering Department for utility and drainage easements (U&D) when existing buildings are in this area, so the U&D reduction no longer requires a variance.

Due to the function of the site, the typical lot size and setbacks would create a larger lot than would be ideal for a cell tower. The Board of Zoning Appeals (BZA) approved a variance to allow the proposed lot size in 2020 (File 4-F-20-VA) and granted setback variances in 2017 (File 6-E-17-VA).

Knoxville-Knox County Planning Commission'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.



-

FINAL PLAT
FOR
KEENLAND HEIGHTS, L.L.C. &
SCHAAD COMPANIES, LLC
KINGSTON PIKE &
BUCKINGHAM ROAD
TAX MAP 120-F, GROUP A, PARCEL 9
5th DISTRICT, KNOX COUNTY, TENNESSEE
4th WARD, BLOCK 47360, CITY OF KNOXVILLE
DATE: 01/10/20
SHEET 1 OF 2



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

20500-FP

LINE	BEARING	DISTANCE
L1	N59°41' W	33.09
L2	N22°55' E	186.17
L3	N22°52' E	32.04
L4	N66°32' E	7.33
L5	S73°41' E	37.04
L6	S83°09' E	47.94
L7	S69°25' E	99.51
L8	N1°14' S	10.00
L9	N69°25' E	100.91
L10	N83°09' E	48.32
L11	N73°41' E	39.83
L12	S66°32' E	14.96
L13	S27°52' E	36.04
L14	S27°55' E	184.85
L15	S59°41' E	25.06
L16	S27°55' E	9.64
L17	S27°28' E	64.57
L18	S48°06' E	11.82
L19	N66°32' E	57.92
L20	N23°27' E	74.93

JHS, LIMITED PARTNERSHIP
PO BOX 51058
KNOXVILLE, TN 37950
(865) 637-2674

3-SA-22-F

PLANNED COMMUNITY CERTIFICATION OF APPROVAL FOR REZONING -
UNAPPROVED

THIS IS TO CERTIFY THAT THE SUBDIVISION PLANS SHOW BOUNDARIES OF THE
REZONABLE AND ADJACENT CITIES WITH EXISTING COUNCIL PLANS, PLANNED
COMMUNITY ZONING, AND THE CITY OF CHANDLER. THE CITY OF CHANDLER
CERTIFIES THAT THE CITY OF CHANDLER HAS REVIEWED THE PLANS AND
CONSENTS TO THE REZONING OF THE PLANS.

IT IS THE RESPONSIBILITY OF THE PLANNED COMMUNITY TO VERIFY THE
PLANS AND THE CITY OF CHANDLER HAS REVIEWED THE PLANS AND
CONSENTS TO THE REZONING OF THE PLANS. THE CITY OF CHANDLER
CERTIFIES THAT THE CITY OF CHANDLER HAS REVIEWED THE PLANS AND
CONSENTS TO THE REZONING OF THE PLANS.

DATE: _____

CERTIFICATION OF APPROVAL OF PUBLIC UTILITY - UNAPPROVED

THIS IS TO CERTIFY THAT THE SUBDIVISION DESIGN IS APPROVED
FOR THE CITY OF CHANDLER. THE CITY OF CHANDLER HAS REVIEWED
THE PLANS AND THE CITY OF CHANDLER HAS REVIEWED THE PLANS AND
CONSENTS TO THE REZONING OF THE PLANS. THE CITY OF CHANDLER
CERTIFIES THAT THE CITY OF CHANDLER HAS REVIEWED THE PLANS AND
CONSENTS TO THE REZONING OF THE PLANS.

IT IS THE RESPONSIBILITY OF THE PLANNED COMMUNITY TO VERIFY THE
PLANS AND THE CITY OF CHANDLER HAS REVIEWED THE PLANS AND
CONSENTS TO THE REZONING OF THE PLANS. THE CITY OF CHANDLER
CERTIFIES THAT THE CITY OF CHANDLER HAS REVIEWED THE PLANS AND
CONSENTS TO THE REZONING OF THE PLANS.

DATE: _____

UTILITY PROVIDER

APPROVED SIGNATURE FOR UTILITY DATE _____

POWER CERTIFICATION FOR PUBLIC UTILITY AND WATER SERVICE - UNAPPROVED

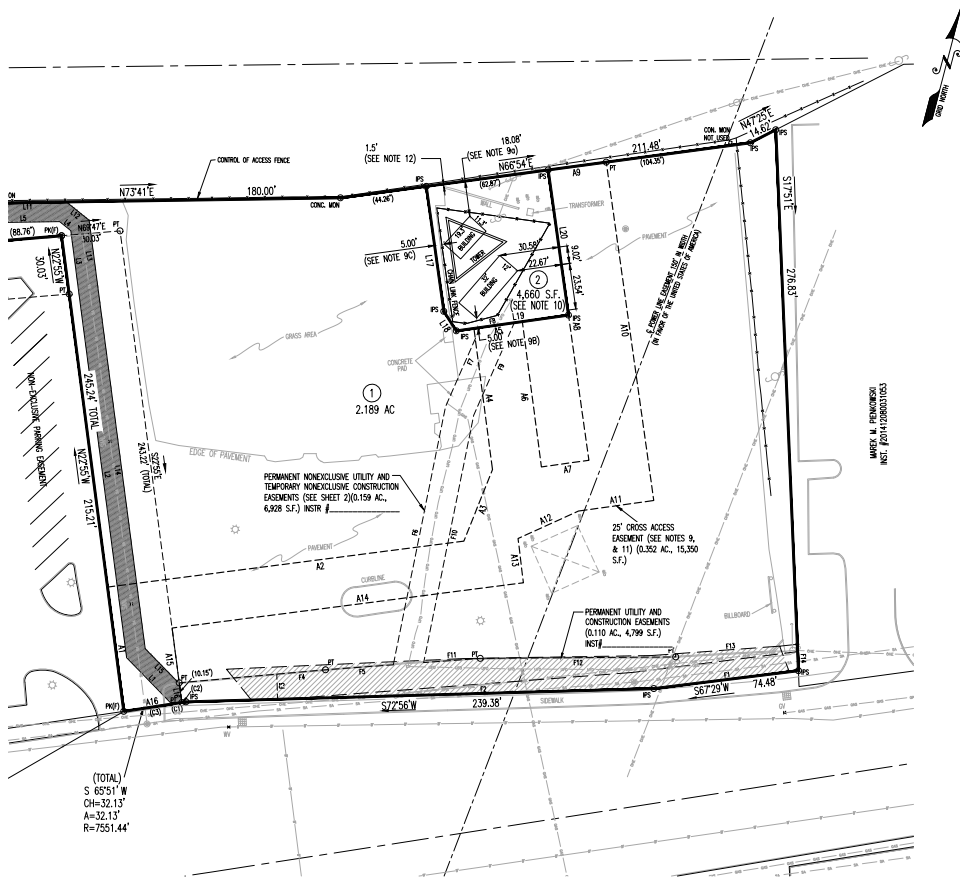
THIS IS TO CERTIFY THAT THE SUBDIVISION DESIGN IS APPROVED
FOR THE CITY OF CHANDLER. THE CITY OF CHANDLER HAS REVIEWED
THE PLANS AND THE CITY OF CHANDLER HAS REVIEWED THE PLANS AND
CONSENTS TO THE REZONING OF THE PLANS. THE CITY OF CHANDLER
CERTIFIES THAT THE CITY OF CHANDLER HAS REVIEWED THE PLANS AND
CONSENTS TO THE REZONING OF THE PLANS.

IT IS THE RESPONSIBILITY OF THE PLANNED COMMUNITY TO VERIFY THE
PLANS AND THE CITY OF CHANDLER HAS REVIEWED THE PLANS AND
CONSENTS TO THE REZONING OF THE PLANS. THE CITY OF CHANDLER
CERTIFIES THAT THE CITY OF CHANDLER HAS REVIEWED THE PLANS AND
CONSENTS TO THE REZONING OF THE PLANS.

DATE: _____

SIGNED: _____
CITY TAX CLERK DATE _____

SIGNED: _____
KNOX COUNTY TRUSTEE DATE _____



LEGEND

- o PT UNCOMMONED POINT
- o PNT PK NAL FOUND
- o PNT PK NAL FOUND (1/2" REM)
- o PNT PK NAL FOUND (1/2" REM)
- o PNT METAL DISK FOUND
- o PNT LIGHT POLE
- o PNT GAS VALVE
- o PNT SEWER MANHOLE
- o PNT POWER POLE
- o PNT PIPE BOLLARD
- o PNT BOUNDARY LINE
- o PNT FENCE LINE
- o PNT SHADY SEWER LINE
- o PNT WATERLINE
- o PNT OVERHEAD UTILITY LINE
- o PNT OVERHEAD ELECTRIC LINE
- o PNT TIA POWERLINE EASEMENT
- o PNT KUB POWERLINE EASEMENT
- o PNT GASLINE
- o PNT UNDERGROUND FIBER OPTIC CENTERLINE

LINE	BEARING	DISTANCE
A1	N22°55'W	64.09
A2	N67°12'E	183.71
A3	N82°25'E	36.40
A4	N22°55'W	72.83
A5	N66°32'E	25.00
A6	S22°57'E	74.95
A7	N62°33'E	24.50
A8	N23°22'W	149.89
A9	N64°54'E	30.00
A10	S22°27'E	174.68
A11	S66°13'W	38.90
A12	S50°06'W	33.92
A13	S22°20'E	22.78
A14	S67°12'W	181.12
A15	S22°55'E	38.39

LINE	BEARING	DISTANCE
F1	S67°29'W	74.48
F2	S72°56'W	180.52
F3	N17°26'W	12.86
F4	N69°58'E	25.00
F5	N10°20'E	34.77
F6	N04°01'W	134.74
F7	N69°13'E	44.10
F8	N66°32'E	17.63
F9	S08°13'W	51.76
F10	S04°01'W	128.93
F11	N10°20'W	29.07
F12	N14°07'E	99.96
F13	N68°37'E	62.49
F14	S17°51'E	13.49

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
(C1)	S89°46'W	5.19	5.19	7951.44'
(C2)	S89°46'W	2.17	2.17	7951.44'
(C3)	S89°53'W	24.81	24.81	7951.44'

LINE	BEARING	DISTANCE
L1	N62°41'W	33.69
L2	N22°55'W	186.17
L3	N22°55'W	33.04
L4	N66°32'W	7.33
L5	S73°11'W	37.04
L6	S89°59'W	47.94
L7	S89°59'W	99.51
L8	N27°10'W	10.00
L9	N69°25'E	100.91
L10	N83°59'E	48.32
L11	N17°41'E	39.83
L12	S66°13'E	14.90
L13	S22°55'E	36.04
L14	S22°55'E	186.89
L15	S59°41'E	25.00
L16	S22°55'E	8.68
L17	S22°55'E	64.57
L18	S49°56'E	11.80
L19	N66°32'E	52.90
L20	N27°10'W	74.93

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION.

I, WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ACKNOWLEDGE THIS AS OUR OWN PLAN OF SUBDIVISION AND SECURE THE STREET AS SHOWN TO THE PUBLIC USE FOREVER AND ETERNITY.

OWNERS: **KEENLAND HEIGHTS, L.L.C.**

SIGNATURES: _____

DATE: _____

STATE OF TENNESSEE, COUNTY OF KNOX

ON THIS _____ DAY OF _____, 20____.

BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON EXECUTED IN, AND WHO EXECUTED TO ME THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS THE DAY AND YEAR ABOVE WRITTEN.

NOTARY _____

MY COMMISSION EXPIRES _____

DATING SHOWN ON OFFICIAL MAP _____

TAXES AND ASSESSMENTS _____

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

SIGNED: _____ DATE _____

ISSUED: _____ CITY TAX CLERK _____

INDEXED: _____ KNOX COUNTY TOLUBLE _____

ENGINEERING CERTIFICATION

I, THE UNDERSIGNED, ENGINEER CERTIFY THAT THE SUBDIVISION NAME AND CONTROL POINT DATA TO DEDICATE, DISTANCES HAVE NOT BEEN REDUCED TO GRID.

SIGNED: _____

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

THE KNOXVILLE DEPARTMENT OF ENGINEERING HEREBY APPROVES THIS PLAN ON THIS _____ DAY OF _____, 20____.

ENGINEERING DIRECTOR

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MANHOLE SUBDIVISIONS

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF PUBLIC SANITARY SEWER 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 COMPLY WITH THE UTILITY PROVISIONS OF THE KNOXVILLE-NOX COUNTY PLANNING BOARD.

UTILITY PROVISIONS

APPROVED SIGNATURE FOR UTILITY _____ DATE _____

CERTIFICATION OF FINAL PLAN - ALL INDICATED MARKERS, MONUMENTS AND MONUMENTS SET.

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TENNESSEE, AND I HAVE PERSONALLY EXAMINED THE SURVEY AND THE RECORDS OF THE KNOXVILLE-NOX COUNTY PLANNING BOARD, AND I HAVE FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE KNOXVILLE-NOX COUNTY PLANNING BOARD.

MONUMENTS WERE IN PLACE ON THE _____ DAY OF _____, 20____.

REGISTERED LAND SURVEYOR _____

TENNESSEE LICENSE NO. _____ DATE _____

PLANNING COMMISSION CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAN

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE KNOXVILLE-NOX COUNTY PLANNING BOARD, AND I HAVE FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE KNOXVILLE-NOX COUNTY PLANNING BOARD.

THE KNOXVILLE-NOX COUNTY PLANNING BOARD HAS REVIEWED THE SURVEY AND THE RECORDS OF THE KNOXVILLE-NOX COUNTY PLANNING BOARD, AND I HAVE FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE KNOXVILLE-NOX COUNTY PLANNING BOARD.

SIGNED: _____

DATE: _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MANHOLE 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 COMPLY WITH THE UTILITY PROVISIONS OF THE KNOXVILLE-NOX COUNTY PLANNING BOARD.

UTILITY PROVISIONS

APPROVED SIGNATURE FOR UTILITY _____ DATE _____

CERTIFICATION OF FINAL PLAN - ALL INDICATED MARKERS, MONUMENTS AND MONUMENTS SET.

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TENNESSEE, AND I HAVE PERSONALLY EXAMINED THE SURVEY AND THE RECORDS OF THE KNOXVILLE-NOX COUNTY PLANNING BOARD, AND I HAVE FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE KNOXVILLE-NOX COUNTY PLANNING BOARD.

MONUMENTS WERE IN PLACE ON THE _____ DAY OF _____, 20____.

REGISTERED LAND SURVEYOR _____

TENNESSEE LICENSE NO. _____ DATE _____

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION.

I, WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ACKNOWLEDGE THIS AS OUR OWN PLAN OF SUBDIVISION AND SECURE THE STREET AS SHOWN TO THE PUBLIC USE FOREVER AND ETERNITY.

OWNERS: **JHS, LIMITED PARTNERSHIP**

SIGNATURES: _____

DATE: _____

STATE OF TENNESSEE, COUNTY OF KNOX

ON THIS _____ DAY OF _____, 20____.

BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON EXECUTED IN, AND WHO EXECUTED TO ME THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS THE DAY AND YEAR ABOVE WRITTEN.

NOTARY _____

MY COMMISSION EXPIRES _____

DATING SHOWN ON OFFICIAL MAP _____

TAXES AND ASSESSMENTS _____

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

SIGNED: _____ DATE _____

ISSUED: _____ CITY TAX CLERK _____

INDEXED: _____ KNOX COUNTY TOLUBLE _____

ENGINEERING CERTIFICATION

I, THE UNDERSIGNED, ENGINEER CERTIFY THAT THE SUBDIVISION NAME AND CONTROL POINT DATA TO DEDICATE, DISTANCES HAVE NOT BEEN REDUCED TO GRID.

SIGNED: _____

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

THE KNOXVILLE DEPARTMENT OF ENGINEERING HEREBY APPROVES THIS PLAN ON THIS _____ DAY OF _____, 20____.

ENGINEERING DIRECTOR

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MANHOLE SUBDIVISIONS

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF PUBLIC SANITARY SEWER 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 COMPLY WITH THE UTILITY PROVISIONS OF THE KNOXVILLE-NOX COUNTY PLANNING BOARD.

UTILITY PROVISIONS

APPROVED SIGNATURE FOR UTILITY _____ DATE _____

CERTIFICATION OF FINAL PLAN - ALL INDICATED MARKERS, MONUMENTS AND MONUMENTS SET.

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TENNESSEE, AND I HAVE PERSONALLY EXAMINED THE SURVEY AND THE RECORDS OF THE KNOXVILLE-NOX COUNTY PLANNING BOARD, AND I HAVE FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE KNOXVILLE-NOX COUNTY PLANNING BOARD.

MONUMENTS WERE IN PLACE ON THE _____ DAY OF _____, 20____.

REGISTERED LAND SURVEYOR _____

TENNESSEE LICENSE NO. _____ DATE _____

PLANNING COMMISSION CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAN

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE KNOXVILLE-NOX COUNTY PLANNING BOARD, AND I HAVE FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE KNOXVILLE-NOX COUNTY PLANNING BOARD.

THE KNOXVILLE-NOX COUNTY PLANNING BOARD HAS REVIEWED THE SURVEY AND THE RECORDS OF THE KNOXVILLE-NOX COUNTY PLANNING BOARD, AND I HAVE FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE KNOXVILLE-NOX COUNTY PLANNING BOARD.

SIGNED: _____

DATE: _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MANHOLE 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 COMPLY WITH THE UTILITY PROVISIONS OF THE KNOXVILLE-NOX COUNTY PLANNING BOARD.

UTILITY PROVISIONS

APPROVED SIGNATURE FOR UTILITY _____ DATE _____

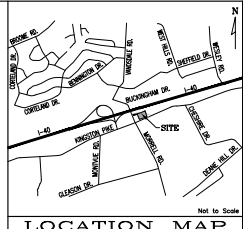
CERTIFICATION OF FINAL PLAN - ALL INDICATED MARKERS, MONUMENTS AND MONUMENTS SET.

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TENNESSEE, AND I HAVE PERSONALLY EXAMINED THE SURVEY AND THE RECORDS OF THE KNOXVILLE-NOX COUNTY PLANNING BOARD, AND I HAVE FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE KNOXVILLE-NOX COUNTY PLANNING BOARD.

MONUMENTS WERE IN PLACE ON THE _____ DAY OF _____, 20____.

REGISTERED LAND SURVEYOR _____

TENNESSEE LICENSE NO. _____ DATE _____



- NOTES:**
- IRON PINS FOUND (PNT) SHOWN ON PLAN. ALL OTHERS SET BY BROWN'S, UNLESS NOTED OTHERWISE ON PLAN.
 - REQUIRED EASEMENTS SHALL BE TEN (10) FEET IN WIDTH FROM ALL EXTERIOR LOT LINES, ADJOINING STREETS AND PRIVATE ROADS OR ALLEY EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. SUCH EASEMENTS SHALL BE NOTED ON THE FINAL PLAN OF THE SUBDIVISION. THESE EASEMENTS ARE NOT REQUIRED ALONG THE SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK AND SHALL BE CLARIFIED ON THE PLAN.
 - THIS PROPERTY IS ZONED C-H-2, SETBACKS PER REQUIRED ZONING WITH THE EXCEPTION OF THE REQUESTED VARIANCES LISTED IN NOTE 10.
 - THIS PROPERTY CONTAINS 2.296 ACRES SUBDIVIDED INTO 2 LOTS.
 - GRID NORTH BASED ON A BEARING OF N 59°10'15" FROM CITY REDUCED TO GRID.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
 - A 1' UTILITY EASEMENT EXISTS 1' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - NO BUILDINGS OR STRUCTURES ARE ALLOWED WITHIN THE USA AND RUP POWERLINE EASEMENTS.
 - VARIANCES APPROVED BY THE KNOXVILLE BOARD OF ZONING APPEALS AT THEIR JUNE 10, 2017 MEETING FOR LOT 2 ARE AS FOLLOWS:
 - REDUCE THE MINIMUM REQUIRED NORTH FRONT YARD SETBACK FROM 50' TO 15'.
 - REDUCE THE MINIMUM REQUIRED WEST SIDE YARD SETBACK FROM 50' TO 15'.
 - REDUCE THE MINIMUM REQUIRED WEST SIDE YARD SETBACK FROM 12' TO 5'.
 - VARIANCE APPROVED BY THE KNOXVILLE BOARD OF ZONING APPEALS AT THEIR MARCH 1, 2020 MEETING FOR LOT 2 ARE AS FOLLOWS: REDUCING THE MINIMUM LOT SIZE FROM 10,000 S.F. TO 4,000 S.F. LOT 2.
 - VARIANCE APPROVED BY THE KNOXVILLE-NOX COUNTY PLANNING BOARD AT THEIR JUNE 10, 2017 MEETING ARE AS FOLLOWS: ALLOWING THE CROSS EASEMENT CURVE TRANSITION RADIUS FROM 75 FEET TO 10 FEET.
 - WATER APPROVED BY THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING REDUCING THE STANDED UTILITY AND DRAINAGE EASEMENT FROM 10 FEET TO 1.5 FEET UNDER THE EXISTING WALL.
 - THIS SURVEY INDICATES ONE OF MORE PROPERTY BOUNDARY ENCROACHMENTS. IT HAS BEEN REVIEWED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.



CERTIFICATE OF CREDIBILITY AND ACCURACY OF SURVEY

I, A REGISTERED SURVEYOR, HAVE CONDUCTED A FIELD AND PHOTO SURVEY OF THE UNIMPROVED SURVEY AND I HAVE FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE KNOXVILLE-NOX COUNTY PLANNING BOARD, AND I HAVE FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE KNOXVILLE-NOX COUNTY PLANNING BOARD.

REGISTERED LAND SURVEYOR _____

TENNESSEE LICENSE NO. _____ DATE _____

FINAL PLAT

FOR

KEENLAND HEIGHTS, L.L.C. & SCHAAD COMPANIES, LLC

KINGSTON PIKE & BUCKINGHAM ROAD

TAX MAP 120-F GROUP A, PARCEL 9

5th DISTRICT, KNOX COUNTY, TENNESSEE

47th WARD, BLOCK 47360, CITY OF KNOXVILLE

DATE: 01/10/20

SHEET 2 OF 2

1"=30'

BATSON, HIMES, NORVELL & POE

REGISTERED ENGINEERS & LAND SURVEYORS

4334 PAPERMILL DRIVE

KNOXVILLE, TENNESSEE 37909

PHONE: (865) 588-6472

FAX: (865) 588-6473

email@bhn-p.com

3-SA-22-F

DEED REFERENCE: INSTR. # 200812290040071

DEED REFERENCE: INSTR. # 201712290039670

20500-PP

VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. Reduce the standard Drained Utility Easement from 10' to 1.5' under the

Justify request by indicating hardship: existing wall

- Wall is existing

2. Joint Permanent easement varied by the following:

Justify request by indicating hardship: easement width from 40' to 25'

b) pavement width from 25' to 20'

c) Allow no cul-de-sac or turn around at its terminus

3. Justify request by indicating hardship: d) curve transition from 75' to 0'

e) Allow easement to be built without curbs

4. Hardship / reasons - This Access easement

Justify request by indicating hardship: serves a single lot consisting of a cell tower. Anticipated usage is a single service truck per day.

5. Access easement is crossing the parking lot.

Justify request by indicating hardship:

6. Justify request by indicating hardship:

7. Justify request by indicating hardship:

I certify that any and all requests 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.

Signature 

Date 1/24/22



Planning

KNOXVILLE | KNOX COUNTY

Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☒ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

SCHAAD COMPANIES

Applicant Name

Affiliation

12-2-21 REV 1/24/22

Date Filed

N/A 3/10/2022

Meeting Date (if applicable)

File Number(s)

12-B-21(formerly)
3-SA-22-F

CORRESPONDENCE

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

- ☐ Applicant ☐ Property Owner ☐ Option Holder ☒ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

DAVID HARBIN

Name

BATSON Himes Horvath + Poe

Company

4331 Papermill Dr

Address

Knoxville

City

TN

State

37909

ZIP

865-588-6472

Phone

harbin@bhn-p.com

Email

CURRENT PROPERTY INFO

Keenland Heights LLC

Schaad Companies LLC

Property Owner Name (if different)

318 E 2nd St, Ste 11, Knoxville TN 37919

150 MAJOR REYNOLDS PLACE

Property Owner Address

Knoxville TN 37919

865-200-4770

865-637-2674

Property Owner Phone

NE

7509 KINGSTON PIKE

Kingston Pike +
Buckingham Dr

Property Address

TAX MAP 120-F, Group A, Parcel 9

Parcel ID

KUB

Sewer Provider

KUB

Water Provider

NO

Septic (Y/N)

STAFF USE ONLY

NE intersection of Buckingham Dr and Kingston Pike

General Location

2.296 acres

Tract Size

☒ City ☐ County 2

District

C-H-2

Zoning District

TCU

Existing Land Use

West City

Planning Sector

MU-RC

Sector Plan Land Use Classification

na

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA

☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Keenland Heights LLC & Schaad Companies, LLC Kington Pike & Buckingham Road

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel

2
Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

STAFF USE ONLY**PLAT TYPE**

☒ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1		Total
0201	\$200	
Fee 2		
		\$200
Fee 3		
0207	\$250 (charged 1/24/22)	

\$450 Total


Applicant Signature

DAVID Harbin
Please Print

12.2.21
Date

865-588-6472
Phone Number

harbin@bhn-p.com
Email


Property Owners Signature

PATRICK SCHAAD
Please Print

12.2.21 12/2/21 swm
Date

12/2/21 EK
REV 1/24/21 EK

1/24/2022 swm