



SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 5-SC-22-F

AGENDA ITEM #: 35

AGENDA DATE: 5/12/2022

▶ **SUBDIVISION:** REPLAT OF THE RE-SUBDIVISION PLAT OF LOT 1R, PLAT CABINET L, SLIDE 366-C

▶ **APPLICANT/DEVELOPER:** PINNACLE LAND SURVEYING, INC.

OWNER(S): Market Place Investments

TAX IDENTIFICATION: 68 E E 00303

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 119 Cedar Ln.

▶ **LOCATION:** East of 75 and north side of Cedar Lane

SECTOR PLAN: North City

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

▶ **APPROXIMATE ACREAGE:** 0.39 acres

▶ **NUMBER OF LOTS:** 0

▶ **ZONING:** C-H-1 (Highway Commercial)

SURVEYOR/ENGINEER: Dean Gerchar / Pinnacle Land Surveying, Inc.

▶ **VARIANCES REQUIRED:** Reduce the utility and drainage easement along the southwestern property line from 10 ft to 0 ft.

STAFF RECOMMENDATION:

▶ **Approve the variance to eliminate the utility and drainage easement area along the southwestern lot line to allow for stormwater infrastructure improvements and mitigate potential flooding.**

Approve the subdivision plat because it is in compliance with the subdivision regulations.

COMMENTS:

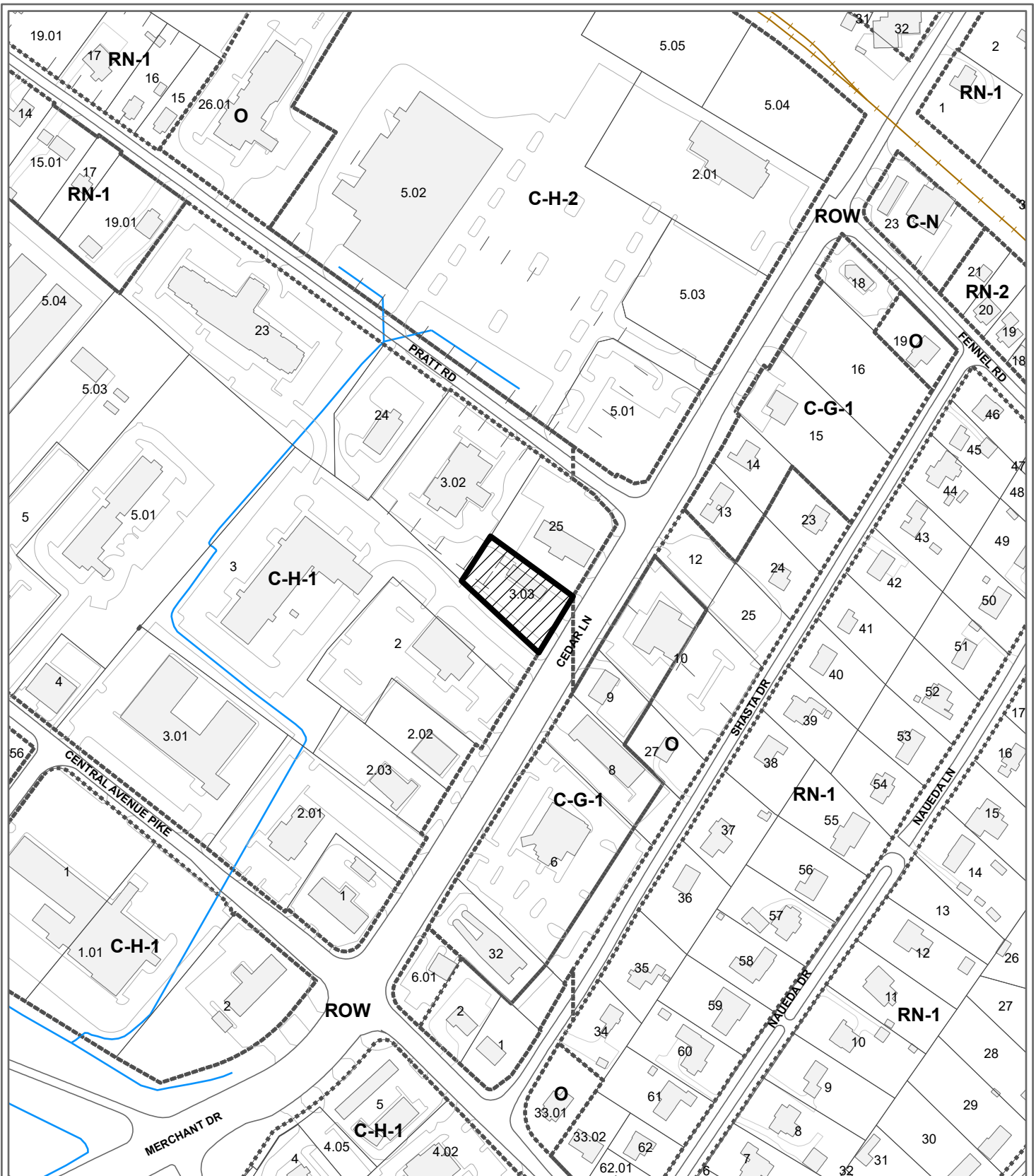
1) This is a request to eliminate the utility and drainage easements at an existing Waffle House. The restaurant chain submitted site plans to renovate the building, which triggered the need for the site to come into compliance with the City's Zoning Ordinance and the City's Engineering Department requirements.

2) Additional stormwater facilities are required, and, due to the existing building and parking lot locations, the new drainage swale would encroach into the utility and drainage (U&D) easement area. Eliminating the U&D easement along the southwestern property line will allow retrofitting and expansion of the drainage swale in that portion of the lot.

3) The purpose of this plat is to eliminate the U&D easement along the southwestern property line.

4) The City's Engineering Department can issue a waiver reducing the U&D easement under existing structures, but cannot do so under new, proposed structures. To reduce or eliminate U&D easements beneath new structures, a variance is required.

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.



**5-SC-22-F
FINAL SUBDIVISION PLAT**

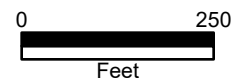


Final Plat For: Replat of the Re-subdivision Plat of Lot 1R, Plat Cabinet L, Slide 366-C

Petitioner: Pinnacle Land Surveying, Inc.

Map No: 68

Jurisdiction: City



Original Print Date: 4/18/2022

Revised:

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

Certificate of Ownership and General Dedication

(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat
 Owner(s) Printed Name: MARKET PLACE INVESTMENTS

Signature(s): _____

Date: _____

State of _____, County of _____

On this _____ day of _____, 20____

Before me personally appeared _____ to me known to be the person described in, and who executed the foregoing Instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal, this day and year above.

Written _____ Notary

My Commission expires _____ "Seal"

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. 2663
 Date: _____

Certification of the Accuracy of Survey

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice. I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice.

Registered Land Surveyor _____
 Tennessee License No. 2663
 Date: _____

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: _____

Name: _____

Signature(s): _____

Date: _____

Zoning _____

Zoning Shown on Official Map _____

Date: _____

By _____

Owner Certification on Release of Easement

(I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.

Owner(s) Printed Name: MARKET PLACE INVESTMENTS

Signature(s): _____

Date: _____

City – Release of Easements

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along all boundary/lot lines.

The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

City of Knoxville Department of Engineering

Signed: _____ Date: _____

Water: (Utility Agency Name)

Signed: _____ Date: _____

Sewer: (Utility Agency Name)

Signed: _____ Date: _____

Electric: (Utility Agency Name)

Signed: _____ Date: _____

Gas: (Utility Agency Name)

Signed: _____ Date: _____

Telephone: (Utility Agency Name)

Signed: _____ Date: _____

Cable Televisor: (Utility Agency Name)

Signed: _____ Date: _____

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 _____

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 _____

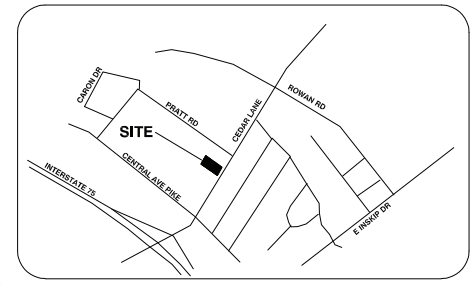
Authorized Signature for Utility Date _____



BEARING BASIS:
GRID NORTH
SEE NOTE 11

LEGEND

- PROPERTY BOUNDARY
- BUILDING
- FENCE
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- OVERHEAD UTILITIES
- EASEMENT
- SETBACK
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- UTILITY RISER
- WOOD POWER POLE
- METAL POWER POLE
- 4" RISE
- BOLLARD
- CATCH BASIN
- GAS VALVE
- TRAFFIC LIGHT POLE
- LIGHT POLE
- SEWER MANHOLE
- IRON ROD/CAP (FOUND)

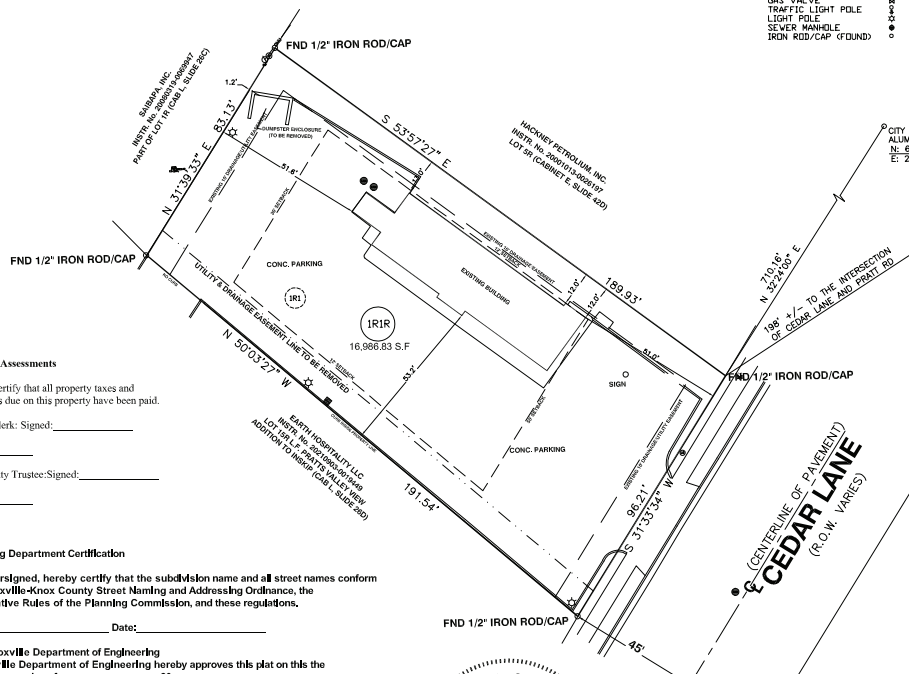
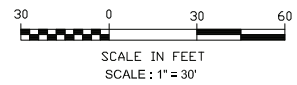


By executing this plat, the City Engineering Department hereby approves the following waiver(s):

- To reduce the standard drainage and utility easement, under the existing dumpster enclosure, from 5 feet to 1.2 feet, as shown hereon.

Notes:

- Parcel ID 068EE00303
- No. Of Lots - 1
- The purpose of this replat is to remove the original 10' Utility and Drainage Easement along the Southwest Boundary Line.
- Area Subdivided - 16,986.83 S.F. / 0.390 AC.
- Iron Pins At All Corners;
All Pins Are Found 1/2" Iron Rod Unless Noted otherwise.
- Required utility and drainage easements shall be ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-of-way. 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. This will be applicable to the utility and drainage easements on the northeastern, southeastern, and northwestern property lines only, as a variance is requested for the southwestern utility and drainage easement
- This Property Is Zoned C-H-1, Highway Commercial.
- 7.5' Utility Easement Each Side Of Water And Sanitary Sewer Lines As Installed.
- Deed Reference: Instrument No. 20080721-0004978
- THE F.I.R.M. FLOOD MAPS HAVE DESIGNATED THE HEREON DESCRIBED PROPERTY LIE WITHIN FLOOD ZONE "X". AS SHOWN ON MAP 47093C0138G, EFFECTIVE 08/05/2013.
- GRID NORTH is based on a bearing of N 00°47'49" E, from City Control Point # 1314. to #0859. Distances have not been reduced to grid. NAD 83 (2011)
- A Variance to remove the existing 10' Drainage and Utility along the southwestern property line was approved at the May 12, 2022 Planning Commission Meeting.



Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: Signed: _____

Date: _____

Knox County Trustee: Signed: _____

Date: _____

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.

Signed: _____ Date: _____

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

Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid. City Tax Clerk: Signed: _____ Date: _____ Knox County Trustee: Signed: _____ Date: _____

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 noted on this plat and in the minutes of the Knoxville-Knox County Planning Commission, on this _____ 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 19-2-405 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: _____



Know what's below.
Call before you dig.

I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of the Tennessee State Board of Examiners for Land Surveyors Standards of Practice.

OWNER:
MARKET PLACE INVESTMENTS
1021 CAMBRIDGE SQUARE
SUITE 766
ALPHARETTA, GA 30004
(770) 664-4339

KNOX PLANNING FILE No. 5-SC-22-F

REPLAT OF Lot 1R1 of the Re-subdivision Plat of Lot 1R, L.F. PRATT'S ADDITION TO INSKIP Plat Cabinet L, Slide 366-C

DISTRICT 5 - KNOX COUNTY, TN
WARD 39, City Block No. 39110, CITY OF KNOXVILLE, TN

Pinnacle
Land Surveying, Inc.
212 Battle Front Trail
Knoxville, TN 37934
Phone: 865.548.2385
www.pinnaclelandsurvey.com

Revisions		Project Number
-	Issued for review 03/11/22	21-057
1	Address Staff Comments 04/27/22	Drawing Number
		2

Drafted By: RMT 03/11/22



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

Pinnacle Land Surveying, Inc.

Land Surveyor

Applicant Name

Affiliation

03/16/22

5/12/2022

Date Filed

Meeting Date (if applicable)

Formerly

File Number(s)

~~3-X-22~~

New Meeting File #: 5-SC-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

Dean Gerchar

Pinnacle Land Surveying, Inc.

Name

Company

212 Battle Front Trail

Knoxville, TN

TN

37934

Address

City

State

ZIP

865-548-2385

dmgerchar@pinnaclelandsurvey.com

Phone

Email

CURRENT PROPERTY INFO

Marketplace Investments

1021 Cambridge Square

404-275-2000

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

119 Cedar Lane

068EE00303

Property Address

Parcel ID

KUB

KUB

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

East of 75 and North side Cedar Lane

0.39 acres

General Location

Tract Size

5

C-H-1

Commercial

City County

District

Zoning District

Existing Land Use

~~GC~~ North City

GC

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan
- Use on Review / Special Use
- Hillside Protection COA
- Residential
- Non-Residential

Related City Permit Number(s)

Home Occupation (specify)

Other (specify)

SUBDIVISION REQUEST

Related Rezoning File Number

Replat of the Re-subdivision Plat of Lot 1R, Plat Cabinet L, Slide 366-C
Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created

- Other (specify) Remove on side of existng Drainage and Utility Easement to allow for a BMP
- Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change Proposed Zoning

Plan Amendment Change Proposed Plan Designation(s)

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		
0207	\$250	\$200
Charged 3/28/22		
Fee 3		\$450 Total


Applicant Signature

865-5482385
Phone Number

Pinnacle Land Surveying, Inc.
Please Print

dmgerchar@pinnaclelandsurvey.com
Email

03/16/2022
Date

Property Owner Signature



Please Print

Date

3/16/2022