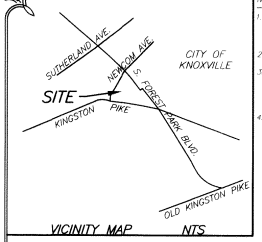


VICINITY MAP NTS

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE LAMBERT GRID. GRID NORTH IS BASED ON A BEARING OF N79°28'10"E FROM CITY CONTROL POINT #0144 TO #0548. DISTANCES HAVE NOT BEEN REDUCED TO GRID.
2. PARCEL NUMBERS PERTAIN TO KNOX COUNTY TAX MAPS.
3. UNDERGROUND UTILITY LOCATIONS WERE TAKEN FROM FIELD LOCATIONS AND/OR APPROPRIATE GOVERNING AGENCIES AND ARE APPROXIMATE. PRECISE LOCATION OF UNDERGROUND UTILITIES IS RECOMMENDED PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY.
4. PROPERTY IS ZONED "C-3". BUILDING AREA REGULATIONS ARE:
   1. Front yard. All buildings shall [be] set back from the street right-of-way line to provide a front yard having not less than twenty-five (25) feet in depth.
   2. Side yard. No side yard is required, except that the width of a side yard which abuts a residential district shall be not less than twenty-five (25) feet.
   3. Rear yard. Where a commercial building is to be serviced from the rear, there shall be provided an alleyway, service court, rear yard, or combination thereof of not less than thirty (30) feet in depth. The depth of a rear yard which abuts a residential district shall be not less than fifteen (15) feet. In all other cases no rear yard is required.
   4. Maximum lot coverage. Main and accessory buildings shall cover not more than seventy-five (75) percent of the lot area.
   5. Height regulations. No building or structure, except office buildings, shall exceed forty-five (45) feet in height, except as provided in article V, section 5. Office buildings shall not exceed or ninety (90) feet.
5. ELEVATIONS SHOWN ARE BASED UPON NAVD 88. ELEVATIONS WERE TRANSFERRED USING DIFFERENTIAL GPS.
6. CONSTRUCTION EASEMENT IS FOR A PERIOD OF 3 YEARS FROM AND AFTER THE COMMENCEMENT OF CONSTRUCTION. SEE INST#200604190087383

69-10 UTILITY AND DRAINAGE EASEMENTS. EASEMENTS OF FIVE (5) FEET IN WIDTH, SITUATED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES IN A SUBDIVISION, SHALL BE DEDICATED TO THE PUBLIC AND TO APPROPRIATE UTILITIES AGENCIES. THESE REQUIRED EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES, INCLUDING ROAD RIGHT-OF-WAY LINES, WHERE THE ADJOINING LOT OR PROPERTY IS NOT SUBJECT TO A SIMILAR EASEMENT AT LEAST FIVE (5) FEET IN WIDTH. OTHER SPECIAL DRAINAGE AND UTILITY EASEMENTS MAY BE REQUIRED. SUCH DEDICATION SHALL BE NOTED ON THE FINAL PLAT OF A SUBDIVISION.

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 stipulations noted on this plat and in the minutes of the Knoxville-Knox County Metropolitan Planning Commission, on this the _____ day of _____, 20_____, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Signed:_____

Date:_____

City of Knoxville Engineering Division
The Knoxville Engineering Division hereby approves this plat on this the _____ day of _____, 20_____.

_____ Engineering Director

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 owners(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.

Signature(s)_____

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 his free act and deed.
Witness my hand and notarial seal, this the day and year above.

Written_____
Notary My Commission Expires: _____ (Seal)

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:_____

Zoning
Zoning shown on official map_____
Date_____

By_____

Sanitary Sewerage
This is to certify that the subdivision shown hereon is approved subject to the installation of sanitary sewers and treatment facilities, and that such installation shall be in accordance with state and local regulations.
Date_____

Knox County Health Department_____

Certification of Final Plat–Construction Complete

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 plan and accompanying drawings, documents, and statements conform 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 Metropolitan Planning Commission or for variances for which application has been filed. The indicated monuments were in place on the 13 day of Jan. 2009

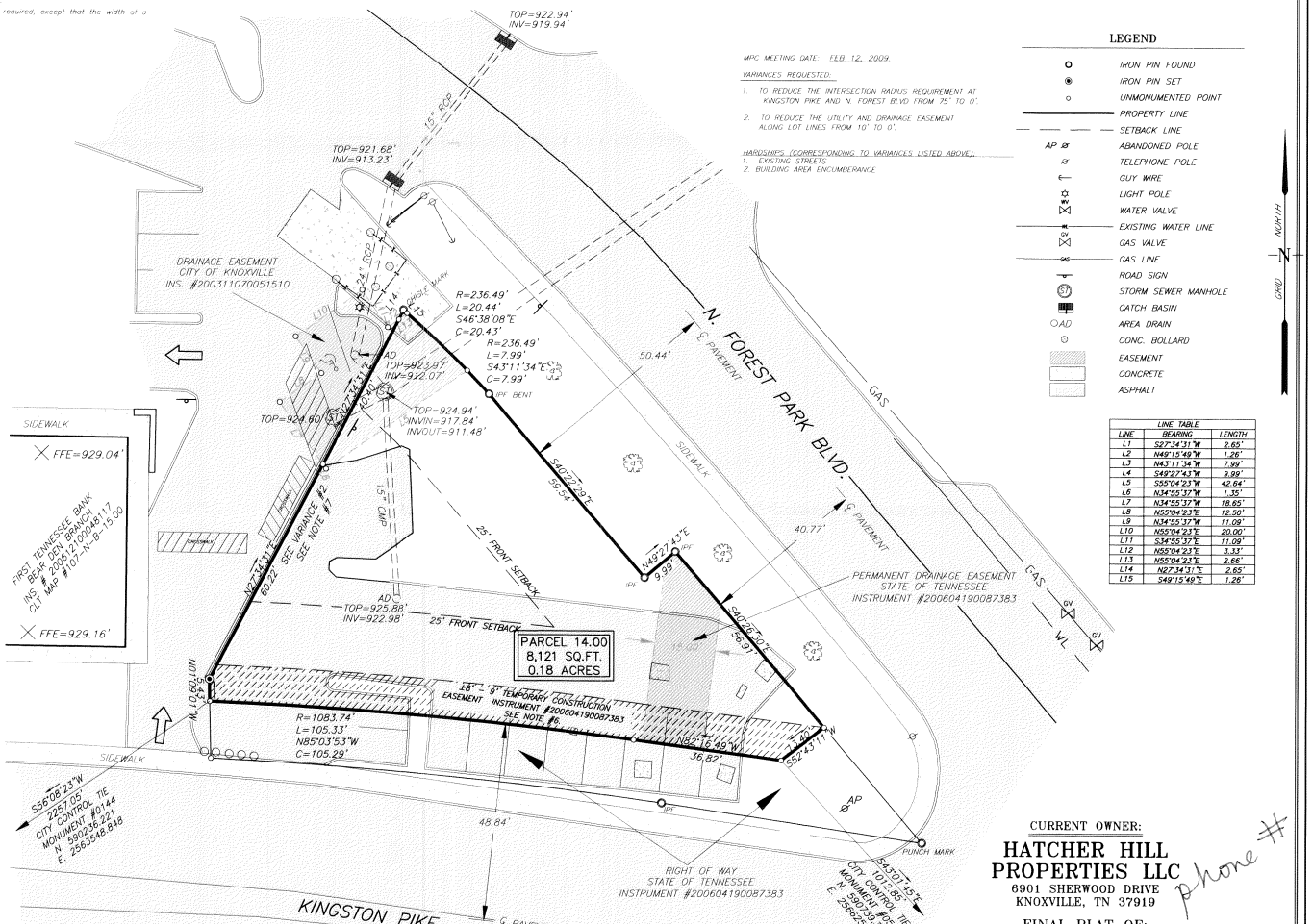
Registered Land Surveyor_____

Tennessee Certificate No. 2479

Certification of Category and Accuracy of Survey
I hereby certify that this is a category _____ survey and the ratio of precision of the unadjusted survey is not less than 1: 10,000

Registered Land Surveyor_____

Tennessee Certificate No. 2479



MPC MEETING DATE: FEB 12, 2009

VARIANCES REQUESTED:

1. TO REDUCE THE INTERSECTION RADIUS REQUIREMENT AT KINGSTON PIKE AND N. FOREST BLVD FROM 75' TO 0'.
2. TO REDUCE THE UTILITY AND DRAINAGE EASEMENT ALONG LOT LINES FROM 10' TO 0'.

HARDSHIPS: (CORRESPONDING TO VARIANCES LISTED ABOVE)

1. EXISTING STREETS
2. BUILDING AREA ENCUMBERANCE

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- UNMONUMENTED POINT
- PROPERTY LINE
- SETBACK LINE
- AP ⌀ ABANDONED POLE
- ⌀ TELEPHONE POLE
- GUY WIRE
- LIGHT POLE
- WV WATER VALVE
- EXISTING WATER LINE
- GV GAS VALVE
- GAS LINE
- ROAD SIGN
- STORM SEWER MANHOLE
- CATCH BASIN
- AD AREA DRAIN
- CONC. BOLLARD
- EASEMENT
- CONCRETE
- ASPHALT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°34'31"W	2.65'
L2	N49°15'49"W	1.26'
L3	N43°11'34"W	7.99'
L4	S49°22'24"W	9.99'
L5	S55°04'23"E	42.64'
L6	N34°55'37"W	1.35'
L7	N34°55'37"W	18.65'
L8	N55°04'23"E	12.50'
L9	N34°55'37"W	11.09'
L10	N55°04'23"E	20.00'
L11	S34°55'37"E	11.09'
L12	N55°04'23"E	3.33'
L13	N55°04'23"E	2.66'
L14	N27°34'31"E	2.65'
L15	S49°15'49"E	1.26'

CURRENT OWNER:

HATCHER HILL PROPERTIES LLC
6901 SHERWOOD DRIVE
KNOXVILLE, TN 37919

phone #

FINAL PLAT OF:

HATCHER HILL PROPERTY

0.18 TOTAL ACRES
4801 KINGSTON PIKE
WARD 49, CITY OF KNOXVILLE
DISTRICT 5 OF KNOX COUNTY, TENNESSEE
INSTRUMENT # 200810030023517
CLT MAP 107, INSERT N, GROUP B, PARCEL 14.00
SCALE: 1" = 20' 15 SEPTEMBER 2008
REVISED: 13 JANUARY 2008

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

KDM
08091110_SV00

CERTIFICATION

I CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE ORIGINAL FIELD MEASUREMENTS IS BETTER THAN 1:10,000.

I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. FIELD WORK WAS COMPLETED ON: SEPTEMBER 19, 2008
THE MONUMENTS SHOWN WERE IN PLACE ON THAT DATE.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP AND FOUND THE HEREON DESCRIBED PROPERTY NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON PANEL NO. 47093C 0278F, DATED 05/02/07 FOR THE CITY OF KNOXVILLE, KNOX COUNTY, TENNESSEE.

AARON N. SAMS
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE No. 2479

CERTIFICATION AND SIGNATURE VOID IF NOT SIGNED & DATED IN RED

2-SR-09-F
1-13-09

VISION
ENGINEERING AND DEVELOPMENT SERVICES, INC.
229 PRINCE STREET
SEVIERVILLE, TN 37862
PHONE: (865)774-7771
308 CATES STREET
MARYVILLE, TN 37801
PHONE: (865)977-9997
www.visioneds.com

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