

File #

3-J-21-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Billy C. Trent	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 3900 Sam Cooper Lane	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37918	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-356-5802	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email bctrentjr@gmail.com		Other Variance Request <input checked="" type="checkbox"/>

THIS IS A REQUEST FOR:

- Zoning Variance (Building Permit Denied)
- Appeal of Administrative Official's Decision
- Extension of Non-Conforming Use/or Structure
- Map Interpretation

PROPERTY INFORMATION

Street Address 1300 Morrell Road

City, State, Zip Knoxville, TN 37919

Parcel # (see KGIS.org) 133EB02601

Zoning District (see KGIS.org) RN-1

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 7, Section 2
 The City of Knoxville Board of Zoning Appeals shall have the power and authority to grant variances from terms of this ordinance according to the procedure and under the restrictions set out in this section.
 The purpose of the variance is to modify the strict application of the specific requirements of this ordinance in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his property as the zoning ordinance intended.

DESCRIPTION OF APPEAL

Describe your project and why you need variances.

See attached Addendum.

Describe hardship conditions that apply to this variance.

Applicant is unable to comply with a contract for the fee simple conveyance of real property as a result of City recode, which increased the minimum lot size requirements. Prior to recode the Applicant was able to comply as the lot size resulting from the resubdivision satisfied the prior code requirements.

APPLICANT AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request and that all owners have been notified of this request in writing.

APPLICANT'S SIGNATURE

Billy C. Trent
by *Regina J. Lee* TJR

DATE

2/19/21

File # 3-J-21-VA



BOARD OF ZONING APPEALS APPLICATION

*******OFFICE USE ONLY*******

Is a plat required? Yes No

Small Lot of record?

VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

Reduce the minimum required lot area for a single-family dwelling from 10,000 s.f. to 8064 s.f. for the purpose of subdividing a lot (Article 4, Section 4.3. Table 4-1).

REVISED

PROJECT INFORMATION

Date Filed 2-19-21

Fee Amount \$500.00

Council District 2

BZA Meeting Date 3-16-21

PLANS REVIEWER Scott Elder

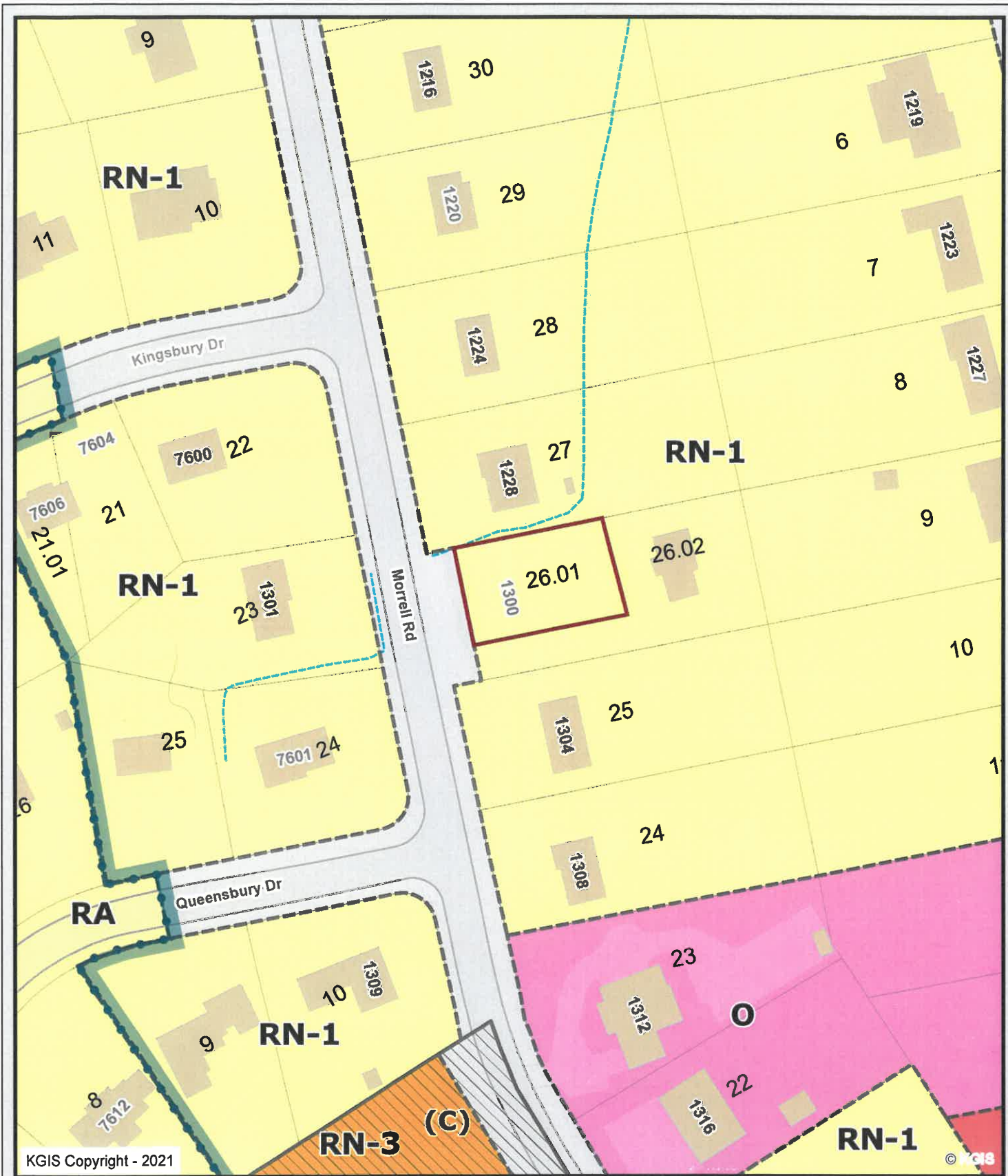
DATE 2-26-21

Addendum

The Subject Property and the adjacent tract at 1302 Morrell Rd were created by a Final Plat approved in 2014, a copy of which is attached hereto as Exhibit A. Applicant constructed a single-family residence on 1302 Morrell Rd and conveyed it to the current property owners on December 31, 2015 ("1302 Owners"). Prior to the closing, Applicant entered into an agreement to convey +/- 450 sq. ft. of the Subject Property to the 1302 Owners. A proposed Final Plat was prepared in 2016 reflecting the resubdivision, however it was not submitted for final approval because the signatures of the 1302 Owners could never be obtained. A copy of the proposed 2016 Final Plat is attached as Exhibit B.

In 2020, the Applicant obtained a building permit for the Subject Property, at which time the 1302 Owners raised issue about never being conveyed the fee simple for the +/- 450 sq. ft. Applicant cannot convey the +/- 450 sq. ft. based on the minimum lot size requirements increasing under Recode (now 10,000 sq. ft.). The 1302 Owners have threatened litigation against the Applicant if the fee simple of the +/- 450 sq. ft. is not conveyed. The Applicant has explained that he has always been agreeable to convey the +/- 450 sq. ft., however the ability to do so now is impossible absent a variance.

The resulting lot size for Lot 13R on the proposed 2016 Final Plat satisfied the minimum lot size requirements under the previous Zoning Code for the City of Knoxville.



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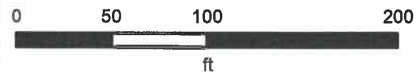
1300 Morrell Rd.

3-J-21-VA
Billy C. Trent

Knoxville - Knox County - KUB Geographic Information System



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1300 Morrell Rd.

3-J-21-VA
Billy C. Trent

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1300 Morrell Rd.

3-J-21-VA
Billy C. Trent

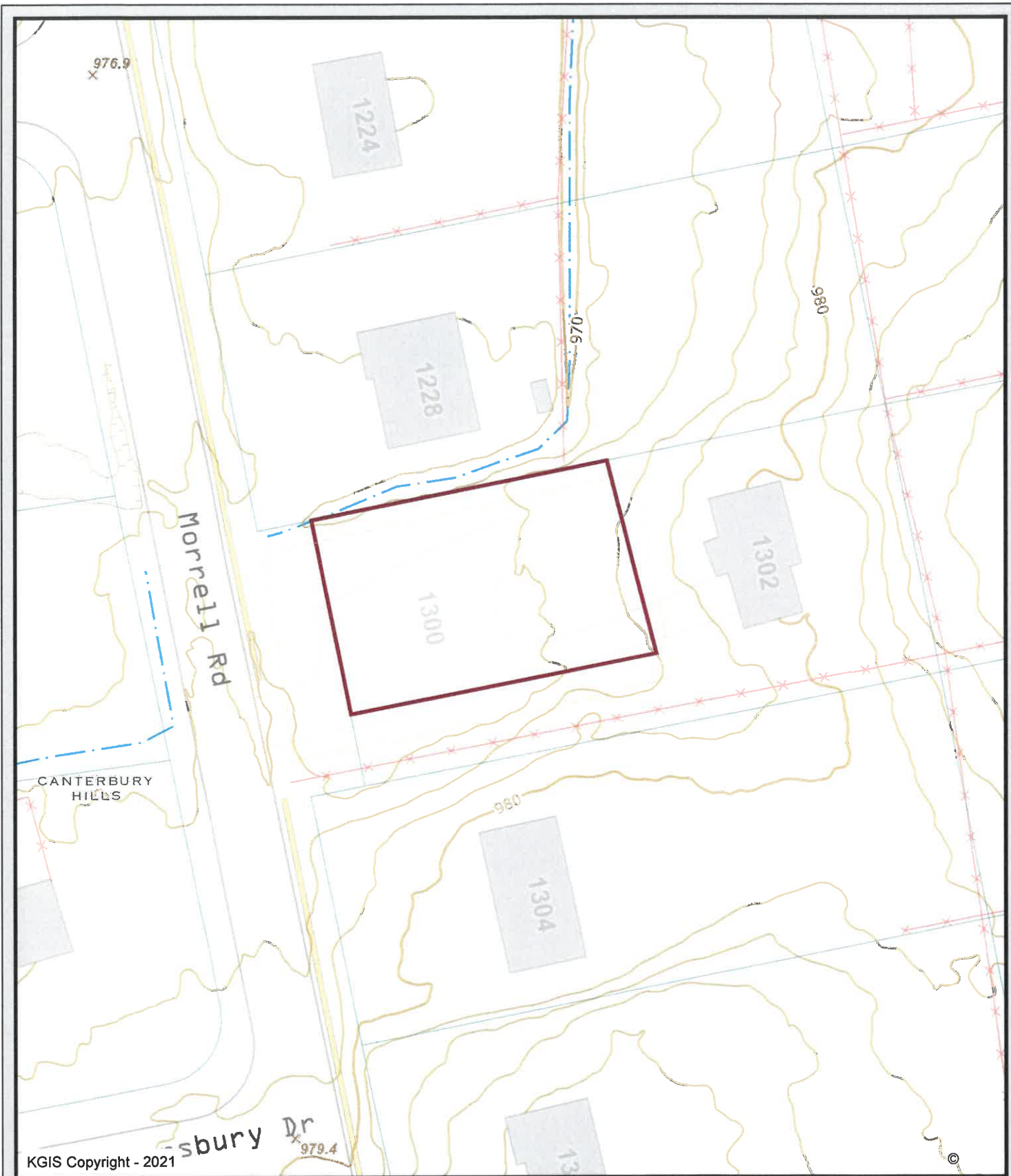
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KGIS Copyright - 2021

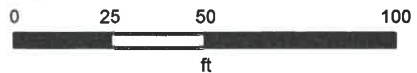
1300 Morrell Rd.

3-J-21-VA
 Billy C. Trent

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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.

CERTIFICATE OF OWNERSHIP AND GENERAL DECLARATION

I, the undersigned owner(s) of the property shown herein, HEREBY CERTIFY THAT THE PLAT SHOWN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS SHOWN TO THE PUBLIC USE FOREMAN AND HEREBY CERTIFY THAT THE PROPERTY AND THE INTERESTS THEREIN ARE NOT SUBJECT OF ANY LITIGATION, AND THE PROPERTY OWNERS HAVE AN UNRESTRICTED RIGHT TO DETACH FROM OR TO RE-ATTACH ANY PART THEREOF AS SHOWN ON THIS PLAT.

SIGNATURE: *Sherry Witt*
 STATE OF TENNESSEE, COUNTY OF KNOX
 ON THIS 14th day of June, 2014
 BEFORE ME PERSONALLY APPEARED *Sherry Witt* and *Mary P. Kohnstopp* known to me to be the persons whose names and addresses are set forth in the foregoing instrument, and acknowledged that he executed the same for the purposes and consideration therein expressed.



COMMISSION EXPIRES: 7-28-15
 ZONING SHOWN ON OFFICIAL MAP: R-1
 DATE: 6-5-14 BY: *Emily Della*

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.
 SIGNED: *Emily Della* DATE: 6-16-14
 SIGNED: *Emily Della* DATE: 6-14-14
 KNOX COUNTY HEALTH DEPARTMENT

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 DEPARTMENT'S ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS.
 SIGNED: *Emily Della*
 DATE: 6-5-14

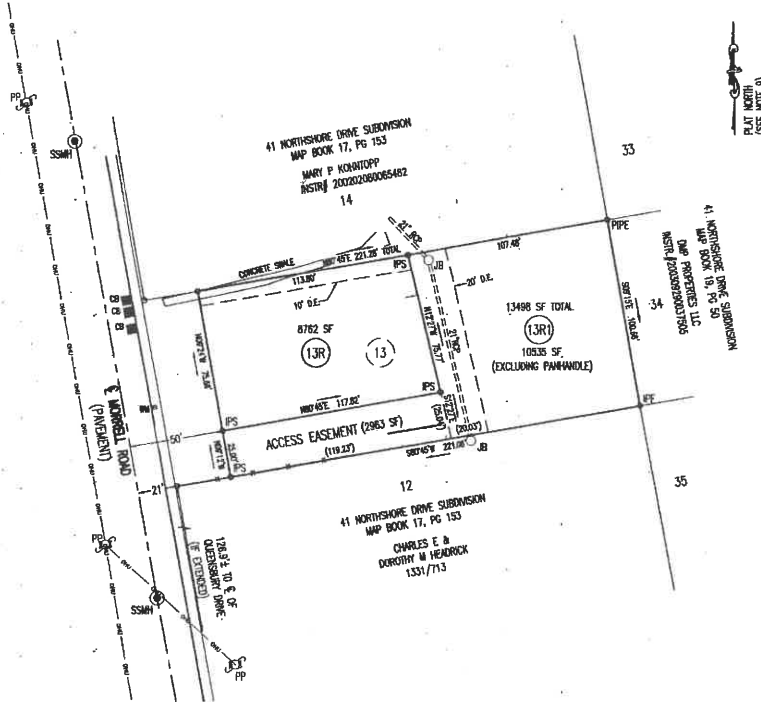
IN THE CITY OF KNOXVILLE AND SENSIBLE AREAS OF KNOX COUNTY
 THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF SANITARY SEWER AND DRAINAGE FACILITIES AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 6-5-14 *Bonnie Yeargan*
 KNOX COUNTY HEALTH DEPARTMENT

CERTIFICATION OF FINAL PLAT - CONSTRUCTION INCOMPLETE
 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 FINAL PLAT AND ACCOMPANYING INSTRUMENTS, RECORDS, AND INSTRUMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY HEALTH DEPARTMENT'S ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS. I HAVE REVIEWED THE RECORDS AND INSTRUMENTS FOR EACH APPLICATION HAS BEEN FILED. RECORD HAS BEEN POSTED TO DISMANTLE INSTALLATION OF THE REGISTERED INSTRUMENTS AND RECORDS UPON COMPLETION OF THE SUBDIVISION.
 SIGNED: *David B. Hill*
 REGISTERED LAND SURVEYOR
 TENNESSEE CERTIFICATE NO. 2595

CITY OF KNOXVILLE ENGINEERING DIVISION
 THE KNOXVILLE ENGINEERING DIVISION HEREBY APPROVES THIS PLAT ON THIS 7th day of June, 2014
James D. Bergman, Jr.
 ENGINEERING DIRECTOR

CERTIFICATE OF APPROVAL FOR RECORDING - ADMINISTRATIVE PLAT
 THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HAS BEEN FOUND TO CONFORM WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, AND THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTERED LAND SURVEYOR.
 SIGNED: *David B. Hill*
 DATE: 6/9/2014

SHERRY WITT
 REGISTERED OF DEEDS
 KNOX COUNTY

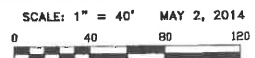


- NOTES:
- IRON PINS FOUND (IF) SHOWN ON PLAT. ALL OTHERS SET BY SHAWP, UNLESS NOTED OTHERWISE ON PLAT.
 - 11V UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG BOUNDARIES OF UTILITY TRUNKS AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND OTHER EASEMENTS AS SHOWN.
 - SEWERY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 - THIS PROPERTY IS ZONED R-1.
 - THIS SUBDIVISION CONTAINS 23,290 SQ.FT. AND IS SUBDIVIDED INTO 2 LOTS.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
 FRONT: 25'
 SIDES: 10' (20' TOTAL BOTH SIDES)
 REAR: 10'
 - PROPERTY IS LOCATED GREATER THAN 200' FROM THE CITY OF KNOXVILLE CONTROL MONUMENT.
 - ACCESS EASEMENT ACROSS LOT 13R IS FOR THE BENEFIT OF LOT 13R.
 - PLAT HEREIN IS BASED ON THE PREVIOUSLY RECORDED PLAT FOR THIS PROPERTY ENTITLED "41 NORTHSHORE DRIVE SUBDIVISION" DATED AUGUST 1980 AND RECORDED IN MAP BOOK 17 PAGE 153.



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
 I CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE ORDER OF PRECISION OF THIS ADJUSTED MEASUREMENT IS NOT LESS THAN 1:10000.
 SIGNED: *David B. Hill*
 REGISTERED LAND SURVEYOR
 TENNESSEE REC. NO. 2595

FINAL PLAT FOR
 41 NORTH SHORE DRIVE S/D, UNIT 2
 RESUBDIVISION OF LOT 13
 CLT MAP 133 EB, PARCEL 26
 DISTRICT 6, KNOX COUNTY, TN
 CITY BLOCK 51022, 51TH WARD, CITY OF KNOXVILLE

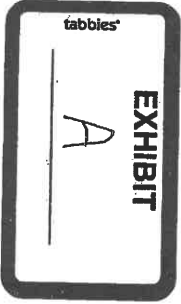


SCALE: 1" = 40' MAY 2, 2014
 BATSON, HIMES, NORVELL & POK
 REGISTERED ENGINEERS & LAND SURVEYORS
 1334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE (865) 588-6472
 FAX (865) 588-6473
 ems@batn-p.com

24771-FP

REFERENCE DEED: INSTR. #201306280086207

51022-W



LEGEND

- FT IRON PIN FOUND
- PS IRON PIN SET
- SSM SANITARY SEWER MANHOLE
- CO CLEAN-OUT
- PP POWER POLE
- GY GUIDE WIRE
- WY WATER WALK
- WM WATER METER
- HW GAS VALVE
- CNDI CINDI SIGN
- JB JUNCTION BOX
- RCP (PROPOSED CONCRETE PIPE)
- FENCE
- GAS LINE
- OVERHEAD UTILITIES
- UNDERGROUND ELECTRIC
- WATER LINE
- SANITARY SEWER LINE

COUNTERS 3NEED
 JUN 09 2014

5-E-14

51022-M

51022-M

CERTIFICATE OF OWNERSHIP AND GENERAL DECLARATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS IS AN ACCURATE AND COMPLETE REPRESENTATION OF THE PROPERTY DESCRIBED HEREIN AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS OF WHICH I AM AWARE.

SIGNATURE(S)
STATE OF TENNESSEE, COUNTY OF KNOX
ON THIS _____ DAY OF _____ 2016
BEFORE ME PERSONALLY APPEARED TO ME KNOWN TO BE THE PERSON SIGNING IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.
WITNESSE MY HAND AND NOTARIAL SEAL, THIS THE DAY AND YEAR ABOVE WRITTEN.

NOTARY
MY COMMISSION EXPIRES _____

TOWNED SHOWN ON OFFICIAL MAP
DATE _____

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

OWNED BY _____ DATE _____
CITY TAX CLERK
OWNED BY _____ DATE _____
KNOX COUNTY TAXES

ASSESSING DEPARTMENT CERTIFICATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE AREA COUNTY STREET NAMING AND ADDRESSING ORDINANCE AND THE REGULATIONS OF THE PLANNING COMMISSION AND THESE REGULATIONS.

SIGNED _____ DATE _____

IN THE CITY OF KNOXVILLE AND SUBURBED AREAS OF KNOX COUNTY
THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE REGULATION OF ZONING, HEIGHTS AND DISTURBANCE PERMITS AND THAT SUCH REGULATIONS SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

DATE _____ KNOX COUNTY HEALTH DEPARTMENT

CERTIFICATE OF FULL PLAY - CONSTRUCTION INCOMPLETE
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 DOCUMENTS, INCLUDING ANY SURVEYING INSTRUMENTS, FULLY COMPLY WITH ALL APPLICABLE PROVISIONS OF THE KNOXVILLE AREA COUNTY SURVEYING REGULATIONS EXCEPT AS HAS BEEN INDICATED, CORRECTED AND APPROVED AS A SEPARATE FILED WITH THE APPLICATION HAS BEEN FILED. NONE OF THE INFORMATION CONTAINED HEREON HAS BEEN OBTAINED FROM ANY OTHER SOURCE.

REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NO. _____

CITY OF KNOXVILLE ENGINEERING DIVISION
THE KNOXVILLE ENGINEERING DIVISION HEREBY APPROVES THIS PLAN ON THIS THE _____ DAY OF _____ 2016.

ENGINEERING SPECIFICATIONS

CERTIFICATE OF APPROVAL FOR RECORDING - ADMINISTRATIVE PLAT
THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN SHOWN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH RECORDING OFFICE, FEE, AND THE RECORD PLAT IS BEING APPLIED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.

SIGNED _____ DATE _____

CITY RELEASE OF ENCUMBRANCES
I HEREBY CERTIFY ON BEHALF OF THE CITY OF KNOXVILLE THAT THE FOLLOWING ENCUMBRANCES HAVE BEEN RELEASED TO THE PUBLIC AND THAT THE PROPERTY IS NOW FREE AND UNENCLAVED BY THE SAME.

CITY OF KNOXVILLE ENGINEERING DIVISION	ENCUMBRANCE	DATE
KNOXVILLE UTILITIES BOARD (WATER & WASTEWATER)	ENCUMBRANCE	DATE
KNOXVILLE UTILITIES BOARD (GAS)	ENCUMBRANCE	DATE
KNOXVILLE UTILITIES BOARD (ELECTRIC)	ENCUMBRANCE	DATE
BELLSOUTH (TELEPHONE)	ENCUMBRANCE	DATE
CABLE TELEVISION	ENCUMBRANCE	DATE

CERTIFICATE OF OWNERSHIP AND GENERAL DECLARATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS IS AN ACCURATE AND COMPLETE REPRESENTATION OF THE PROPERTY DESCRIBED HEREIN AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS OF WHICH I AM AWARE.

SIGNATURE(S)
STATE OF TENNESSEE, COUNTY OF KNOX
ON THIS _____ DAY OF _____ 2016
BEFORE ME PERSONALLY APPEARED TO ME KNOWN TO BE THE PERSON SIGNING IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.
WITNESSE MY HAND AND NOTARIAL SEAL, THIS THE DAY AND YEAR ABOVE WRITTEN.

NOTARY
MY COMMISSION EXPIRES _____

TOWNED SHOWN ON OFFICIAL MAP
DATE _____

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

OWNED BY _____ DATE _____
CITY TAX CLERK
OWNED BY _____ DATE _____
KNOX COUNTY TAXES

ASSESSING DEPARTMENT CERTIFICATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE AREA COUNTY STREET NAMING AND ADDRESSING ORDINANCE AND THE REGULATIONS OF THE PLANNING COMMISSION AND THESE REGULATIONS.

SIGNED _____ DATE _____

IN THE CITY OF KNOXVILLE AND SUBURBED AREAS OF KNOX COUNTY
THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE REGULATION OF ZONING, HEIGHTS AND DISTURBANCE PERMITS AND THAT SUCH REGULATIONS SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

DATE _____ KNOX COUNTY HEALTH DEPARTMENT

CERTIFICATE OF FULL PLAY - CONSTRUCTION INCOMPLETE
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 DOCUMENTS, INCLUDING ANY SURVEYING INSTRUMENTS, FULLY COMPLY WITH ALL APPLICABLE PROVISIONS OF THE KNOXVILLE AREA COUNTY SURVEYING REGULATIONS EXCEPT AS HAS BEEN INDICATED, CORRECTED AND APPROVED AS A SEPARATE FILED WITH THE APPLICATION HAS BEEN FILED. NONE OF THE INFORMATION CONTAINED HEREON HAS BEEN OBTAINED FROM ANY OTHER SOURCE.

REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NO. _____

CITY OF KNOXVILLE ENGINEERING DIVISION
THE KNOXVILLE ENGINEERING DIVISION HEREBY APPROVES THIS PLAN ON THIS THE _____ DAY OF _____ 2016.

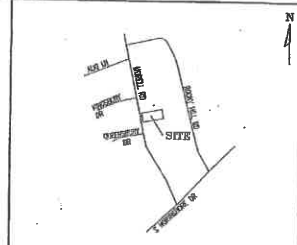
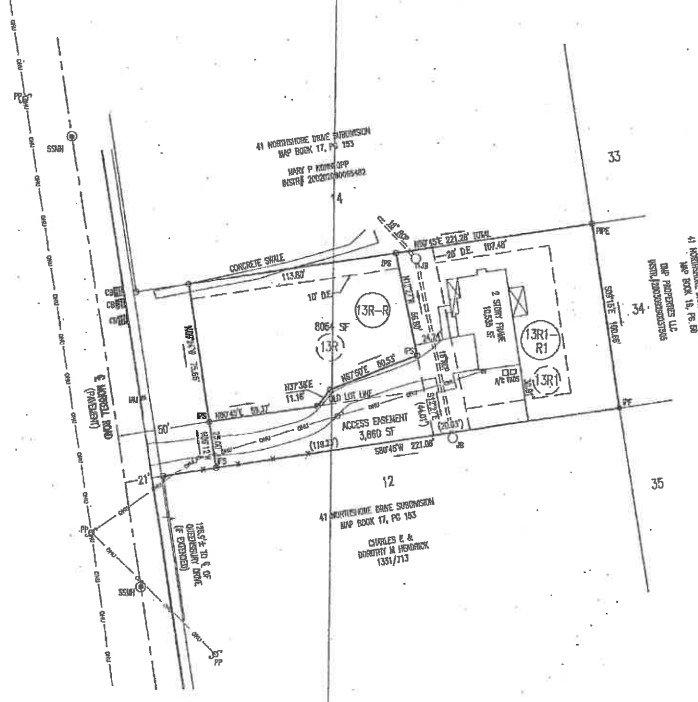
ENGINEERING SPECIFICATIONS

CERTIFICATE OF APPROVAL FOR RECORDING - ADMINISTRATIVE PLAT
THIS IS TO CERTIFY THAT THE SUBDIVISION PLAN SHOWN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH RECORDING OFFICE, FEE, AND THE RECORD PLAT IS BEING APPLIED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.

SIGNED _____ DATE _____

CITY RELEASE OF ENCUMBRANCES
I HEREBY CERTIFY ON BEHALF OF THE CITY OF KNOXVILLE THAT THE FOLLOWING ENCUMBRANCES HAVE BEEN RELEASED TO THE PUBLIC AND THAT THE PROPERTY IS NOW FREE AND UNENCLAVED BY THE SAME.

CITY OF KNOXVILLE ENGINEERING DIVISION	ENCUMBRANCE	DATE
KNOXVILLE UTILITIES BOARD (WATER & WASTEWATER)	ENCUMBRANCE	DATE
KNOXVILLE UTILITIES BOARD (GAS)	ENCUMBRANCE	DATE
KNOXVILLE UTILITIES BOARD (ELECTRIC)	ENCUMBRANCE	DATE
BELLSOUTH (TELEPHONE)	ENCUMBRANCE	DATE
CABLE TELEVISION	ENCUMBRANCE	DATE



Not to Scale
LOCATION MAP

- NOTES
1. (SEE PWD FOUND CITY) SHOWS ON PLAN. ALL CORNERS SET BY B.M.A.P. UNLESS NOTED OTHERWISE ON PLAN.
 2. 10' UTILITY, EASEMENT AND CONSTRUCTION EASEMENT BEING ALL EXISTING LOT LINES AND ALONG ALL SIDES OF UTILITY, EASEMENT AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL BOUNDARY LOT LINES PLUS OTHER EASEMENTS AS SHOWN.
 3. SHEDDING SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED UNDER PROVISIONS.
 4. THIS PROPERTY IS ZONED R-1.
 5. THIS SUBDIVISION CONTAINS 22,800 SQ. FT. AND IS SUBDIVIDED INTO 2 LOTS.
 6. GRADING SETBACK LINES WILL BE AS FOLLOWS:
FRONT LOT SIDE - 20' TOTAL, BOTH SIDES
REAR LOT SIDE - 20' TOTAL, BOTH SIDES
 7. PROPERTY IS LOCATED GREATER THAN 200' FROM THE CITY OF KNOXVILLE CONTROL MEASUREMENT.
 8. ACCESS EASEMENT ACROSS LOT 12RI IS FOR THE BENEFIT OF LOT 13R.
 9. THIS PLAT IS BASED ON THE PREVIOUSLY RECORDED PLAT FOR THIS PROPERTY ENTITLED "41 NORTHSHORE DRIVE SUBDIVISION" DATED AUGUST 1993 AND RECORDED IN MAP BOOK 17 PAGE 153.



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
I CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE BASIS OF RECORD OF THE UNCHANGED SURVEY IS NOT LESS THAN 1:10,000.
REGISTERED LAND SURVEYOR
TENNESSEE REG. NO. _____

FINAL PLAT
FOR
41 NORTH SHORE DRIVE S/D, UNIT 2
RESUBDIVISION OF LOTS 13R & 13RI
CLT MAP 133 EB, PARCELS 26.01 & 26.02
DISTRICT 6, KNOX COUNTY, TN
CITY BLOCK 51022, 5TH WARD, CITY OF KNOXVILLE

SCALE: 1" = 40' AUGUST 2, 2016
0 40 80 120

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERHILL DRIVE
KNOXVILLE, TENNESSEE 37908
PHONE: (865) 588-8472
FAX: (865) 588-8473
email@bhn-p.com

OWNER:
TRENT CONSTRUCTION LLC
423 WESTBRIDGE DR
KNOXVILLE, TENNESSEE 37919
(866) 249-8078
INSTR.#20130680086277

OWNER (LOT 13RI):
STEPHANIE & BENJAMIN MOORE
1302 MORREL RD
KNOXVILLE, TENNESSEE 37919
(866)
INSTR.#201512310036124

8-I-16
8/10/16

8-?-16

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EXHIBIT