

Meeting: 9/21/2022
Applicant: Jennifer Lipson Freeze Architecture
Owner: Filippo Bonifacio

Property Information

Location: 318 E. Woodland Ave. **Parcel ID** 81 L R 003
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Oakwood/Lincoln Park Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary residence fronting E. Woodland Ave. Two-story residence features a cross-gable roof (2/12 and 3/12 pitch, clad in standing seam metal), an exterior of fiber cement lap siding on the first story and fiber cement shingle siding on the second story, and a poured concrete foundation clad in "face brick." The irregularly-shaped house measure 41' wide at the façade, extending 45' deep at the longest point. The house is proposed to be set 20' from the front property line, with an 8' deep front porch approximately 15' from the front property line. Parking is proposed as two 9' wide, 20'-6" deep spots running parallel to Matthews Place.

The facade (west) features a wide side-gable massing, with a front-gable massing on the right side. A large front-gable roof porch featuring at 3/12 pitch, open gable roof supported by tapered wood columns on brick bases extends across the side-gable massing. The façade features multiple bays of one-over-one and fixed windows of multiple sizes. A one-story massing projects to the rear of the property. One-over-one, double-hung, fixed windows are evenly spaced on all elevations of the building.

The project also includes a new secondary structure, a proposed two-car garage with an accessory dwelling unit on the second floor. The secondary structure measures 24' wide by 23' deep with a 3/12 pitch, side-gable roof with 1/12 pitch shed roofs projecting from the east and west sides. The garage will be clad in fiber cement shingle siding and rest on a poured concrete foundation. The north elevation features an 18' wide, two-car bay of garage doors and paired double-hung windows on the second story. The south elevation has two fixed single-light windows in the second story, and the west elevation features three additional single-light windows on the second story and two pedestrian access doors on the first story. The garage features decorative wood brackets and wide eave overhangs.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

1. Front Yards

- Consistent front yard space should be created along the street with the setback of a new house matching the older houses on the block.
- When several infill houses, porches and the habitable portion of each house should be about the same distance from the street as the original houses.

- A walkway should be provided from the sidewalk or street to the front door. Along grid streets, the walk should be perpendicular to the street.
- Healthy trees that are outside the building footprint should be preserved. The root area should be marked and protected during construction.

2. House Orientation and Side Yards

- New housing should be proportional to the dimensions of the lot and other houses on the block.
- Side yard setbacks should be similar to older houses on the block, keeping the rhythm of spacing between houses consistent.

3. Alleys, Parking, and Services

- Parking should not be in front yards.
- Alley access should be used for garage or parking pad locations.
- On streets without alleys, garages or parking pads should be at least 20' behind the front façade of the infill house with access limited to one lane between the street and the front façade.
- On those streets which have alleys, driveways should not be permitted from the front of the house.
- Alley oriented parking pads, garbage collection points, and utility boxes should be screened with a combination of landscaping and fencing.

4. Scale, Mass, and Foundation Height

- The front elevation should be designed to be similar in scale to the other houses along the street.
- The front façade of new houses should be about the same width as original houses on the block.
- If extensions or bays were typically part of the neighborhood's historic house design, such elements should be incorporated into infill housing.
- New foundations should be about the same height as the original houses in the neighborhood.
- If greater height is to be created (with new construction or an addition), that portion of the house should be located toward the side or rear of the property.

5. Porches and Stoops

- Porches should be part of the housing design in those neighborhoods where porches were commonplace.
- Porches should be proportional to original porches on the block, extending about 8-12' toward the street from the habitable portion of the house.
- Porches should extend into the front yard setback, if necessary, to maintain consistency with similarly sited porches along the street.
- Porch posts and railings should be like those used in the historic era of the neighborhood's development.

6. Windows and Doors

- When constructing new houses, the windows and door styles should be similar to the original or historic houses on the block.
- To respect the privacy of adjacent properties, consider the placement of side windows and doors.
- The windows and doors on the front façade of an infill house should be located in similar proportion and position as the original houses on the block.
- Attention should be paid to window placement and the ratio of solid (the wall) to void (the window and door openings).
- Contemporary windows such as "picture windows" should not be used in pre-World War II neighborhoods.

7. Roof Shapes and Materials

- New roofs should be designed to have a similar pitch to original housing on the block.
- More complex roofs, such as hipped roofs and dormers, should be part of new housing designs when such forms were historically used on the block.
- Darker shades of shingle were often used and should be chosen in roofing houses in Infill neighborhoods.

8. Siding Materials

- Clapboard-like materials should be used in constructing new housing where painted wood siding was traditionally used.
- Faced stone, vertical siding, and other non-historic materials should not be used in building new houses.

11. Landscape and Other Considerations

- One native or naturalized shade tree should be planted in the front and rear yards of infill lots with 25 feet or more in depth to front of house.

Comments

1. The new house is proposed to be set 20' from the front property line, with a front porch set approximately 15' from the front property line. The average of the blockface is 24'. The adjacent 312 E. Woodland Ave is located 23' from the front property line; the new house to be built at 322 E. Woodland Ave is proposed to be set 27.11' from the front property line, with a front porch set 21.11' from the front property line. The house may need to be recessed an additional 1'-3' from the front property line to align with the streetscape. The site plan includes a walkway from the front door to the street.

2. The block is characterized by one-story Queen Anne cottages, Craftsman bungalows, and Folk Victorian houses; it is the northwestern edge of the Old North Knoxville National Register Historic District. The house is not proportional to the dimensions of the lot or the other houses on the block. The block's side setbacks are relatively inconsistent.

3. The proposed parking avoids the front yard. There is no alley behind the property. Guidelines recommend that parking pads should be at least 20' behind the front façade of the house; the two parallel parking spots will be adjacent to the house's façade, on the left side. The site plan is currently over the impervious surface limits for the RN-2 zoning, which could be addressed via removing some amount of clay pavers or the pool. Site plan modifications will also be necessary to meet City Engineering requirements.

4. At 41' wide and two stories tall, the façade is not similar in scale to the other houses on the block (one-story Queen Anne cottages and Craftsman's measuring between 26'-33' wide). The façade is wider than the block's original houses, which is further emphasized by the wide cross-gable massings, the low-pitch roofs, and the wide front porch. The façade does incorporate a variety of extensions and bays. At 8" tall at the façade, the foundation is significantly shorter than original houses in the neighborhood. Guidelines note that "if greater height is to be created (with new construction or an addition), that portion of the house should be located to the side or the rear of the property;" the two-story massings are at the front, with the one-story massing to the rear.

5. The design does include an 8' deep front porch, which is 27'-4" wide (as wide as other houses on the block and in the surrounding neighborhood). The porch features a low-pitch gable roof and an open gable detail, which is typically discouraged in the Infill Housing overlays due to being a contemporary design.

6. The one-over-one, double hung windows feature detailed trim and general proportions compatible with the historic context. The façade windows are not located "in similar proportion and position as the original houses on the block." The façade also incorporates "picture windows," which are discouraged by the design guidelines in "pre-World War II neighborhoods."

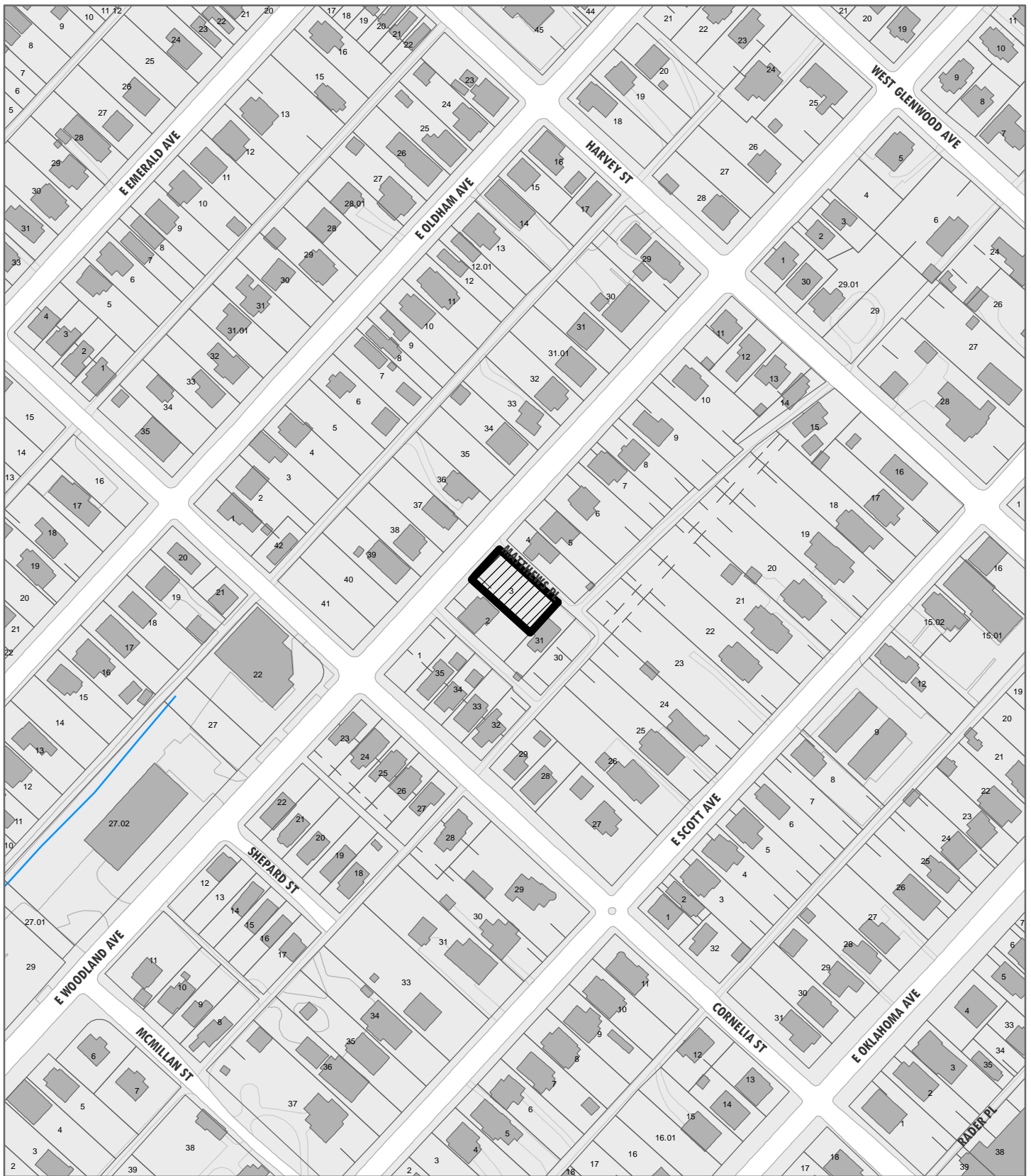
7. At 2/12 and 3/12, the proposed roofs do not have pitches compatible with original houses on the block and in the neighborhood, which were typically significantly more steep. The low-slope roof on the garage is also lower than pitches typically approved in the Infill Housing overlay.

8. The proposed materials, including fiber cement lap siding and shingle siding and a standing-seam metal roof, meet the design guidelines.

9. The site plan includes the retention of existing shade trees on the front and rear yards. The site plan also includes a new pool, which would not be reviewed in the Infill Housing overlay, though the pool will require building code-related fencing and a gate.

Recommendation

Staff recommends postponement of 9-B-11-IH, so a revised application may better align the proposed house's scale, height, massing, and roof pitch with the context of the block and the adjacent historic district.



9-B-22-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



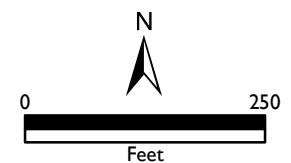
318 E.Woodland Ave.
Oakwood/Lincoln Park Infill Housing Overlay
District

Original Print Date: 9/13/2022
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Revised:

Applicant: Jennifer Lipson Freeze Architecture

**INFILL
HOUSING
REVIEW
BOARD**





DESIGN REVIEW REQUEST

☐ DOWNTOWN DESIGN (DK)

☐ HISTORIC ZONING (H)

☒ INFILL HOUSING (IH)

Jennifer Lipson

Applicant

09/01/2022

Date Filed

09/21/2022

Meeting Date (if applicable)

9-B-22-IH

File Number(s)

CORRESPONDENCE

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

☐ Owner ☐ Contractor ☐ Engineer ☒ Architect/Landscape Architect

Jennifer Lipson

Name

FREEZE

Company

740 Radford Pl.

Address

Knoxville

City

TN

State

37917

Zip

314-651-9538

Phone

FreezeArchitecture@gmail.com

Email

CURRENT PROPERTY INFO

Filippo Bonifacio

Owner Name (if different from applicant)

203 Gore Rd. Knoxville, TN 37919

Owner Address

865-755-0516

Owner Phone

318 E. Woodland Ave.

Property Address

081LR003

Parcel ID

Old North Knoxville

Neighborhood

RN-2

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Lindsay Crockett

Please Print

9.1.22

Date

Jennifer Lipson

Applicant Signature

Jennifer Lipson

Please Print

09/01/2022

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- ☐ Signs ☐ Alteration of an existing building/structure

Level 2:

- ☐ Addition to an existing building/structure

Level 3:

- ☐ Construction of new building/structure ☐ Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

☐ Brief description of work: _____

HISTORIC ZONING

Level 1:

- ☐ Signs ☐ Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- ☐ Major repair, removal, or replacement of architectural elements or materials ☐ Additions and accessory structures

Level 3:

- ☐ Construction of a new primary building

Level 4:

- ☐ Relocation of a contributing structure ☐ Demolition of a contributing structure

See required Historic Zoning attachment for more details.

☐ Brief description of work: _____

INFILL HOUSING

Level 1:

- ☐ Driveways, parking pads, access point, garages or similar facilities ☐ Subdivisions

Level 2:

- ☐ Additions visible from the primary street ☐ Changes to porches visible from the primary street

Level 3:

- ☒ New primary structure
☒ Site built ☐ Modular ☐ Multi-Sectional

See required Infill Housing attachment for more details.

☒ Brief description of work: New single family residence and detached garage with Accessory Dwelling Unit above.

STAFF USE ONLY

ATTACHMENTS

- ☐ Downtown Design Checklist
☐ Historic Zoning Design Checklist
☐ Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- ☐ Property Owners / Option Holders

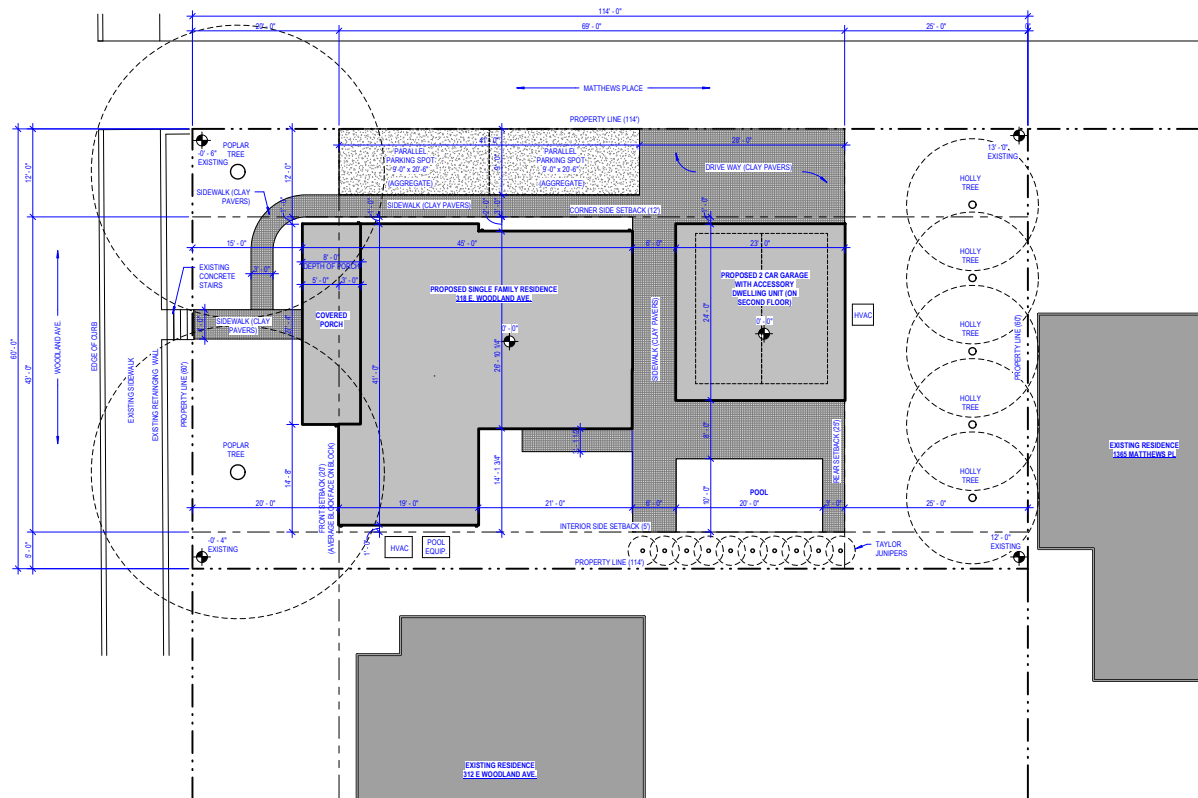
Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500

FEE 1:

FEE 2:

FEE 3:

TOTAL:



1 SITE PLAN
C-101 1/8" = 1'-0"



ZONING INFORMATION

PROJECT: 318 E WOODLAND AVE
KNOXVILLE, TN 37917

JURISDICTION: KNOXVILLE, TENNESSEE

PARCEL NUMBER: 081LR03
CITY BLOCK: 11002
WARD: 11

SPECIAL DISTRICTS: ---
NEIGHBORHOOD: OLD NORTH KNOXVILLE

FLOOD PLAIN: NONE

LOCAL HISTORIC DISTRICT: ---

NATIONAL HISTORIC DISTRICT: ---

ZONING: RN-2 (SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD)

DIMENSIONAL STANDARDS:

BULK	REQUIRED	ACTUAL
MIN. LOT AREA:	5,000 SF	6,836 SF
MAX. LOT AREA:	79+ ONLY	
MIN. LOT WIDTH:	50'	60'
MAX. BUILDING HEIGHT:	35'	20' - 10'
MAX. BUILDING COVERAGE:	30% (2,052 SF ALLOWABLE)	2,049 SF
MAX. IMPERVIOUS SURFACE:	40% (2,736 SF ALLOWABLE)	1,120 SF

SETBACKS	
MIN. FRONT SETBACK:	20' OR THE AVERAGE BLOCKFACE, WHICHEVER IS LESS, IN NO CASE LESS THAN 10'
MIN. INTERIOR SIDE SETBACK:	5' OR 10% OF LOT WIDTH, WHICHEVER IS LESS, IN NO CASE LESS THAN 10' COMBINED.
MIN. CORNER SIDE SETBACK:	12'
MIN. REAR SETBACK:	25'
MAX. GROSS FLOOR AREA:	700K RES ONLY

GARAGE / ACCESSORY DWELLING UNIT:	
MAX. GARAGE HEIGHT:	18'
MAX. BUILDING COVERAGE:	900 SF
LOT AREA:	552 SF
MAX. GROSS FLOOR AREA:	600 SF

PARKING:	
PARKING SPACE REQUIRED FOR ADU DWELLING - SINGLE FAMILY	1
TOTAL PARKING SPACES REQUIRED	2 (MIN.) NO LIMIT (MAX.)

FREEZE

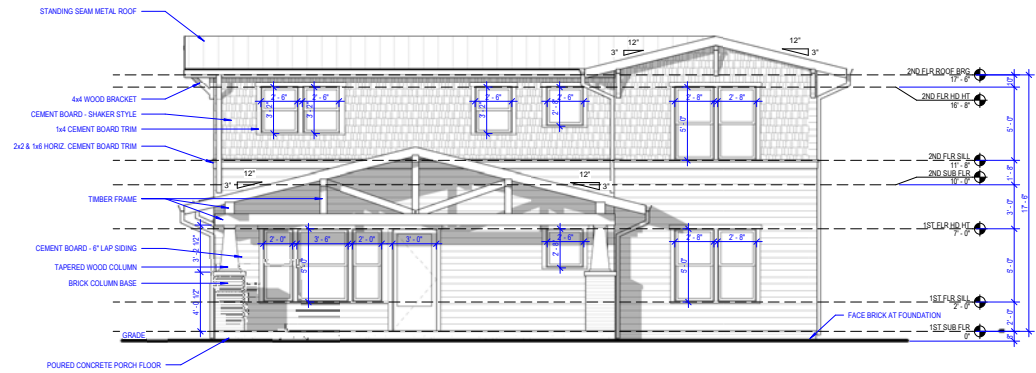
NOT FOR
CONSTRUCTION

NEW SINGLE FAMILY RESIDENCE &
ACCESSORY DWELLING UNIT

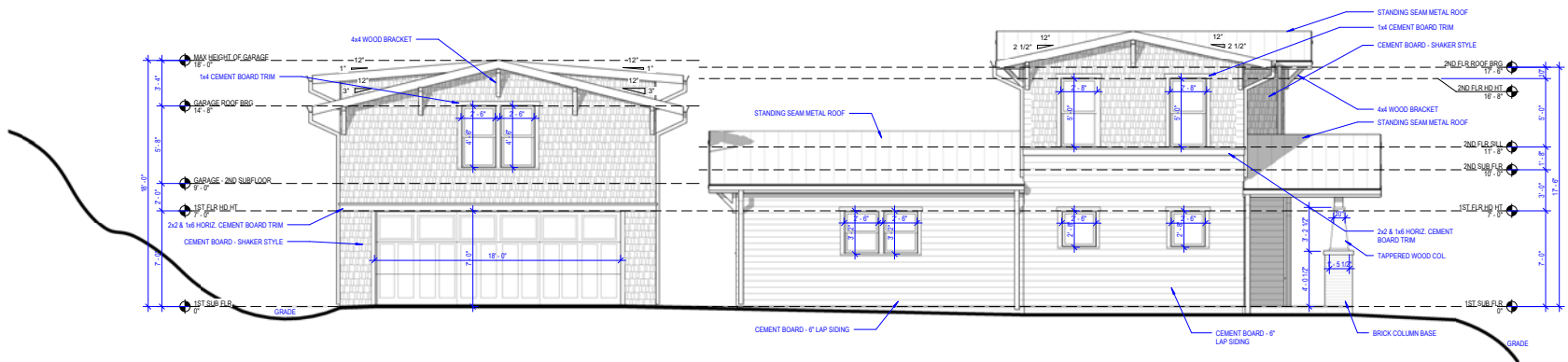
318 E WOODLAND AVE.
KNOXVILLE, TN 37917

SITE PLAN

C-101

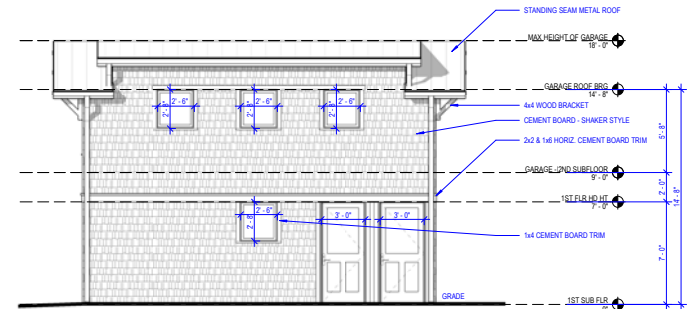
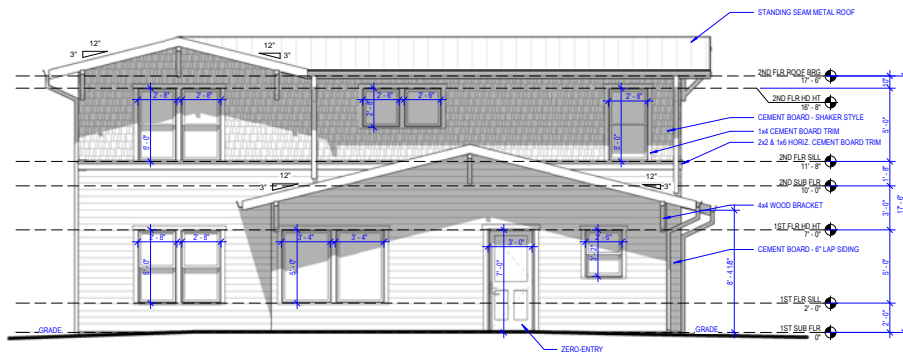
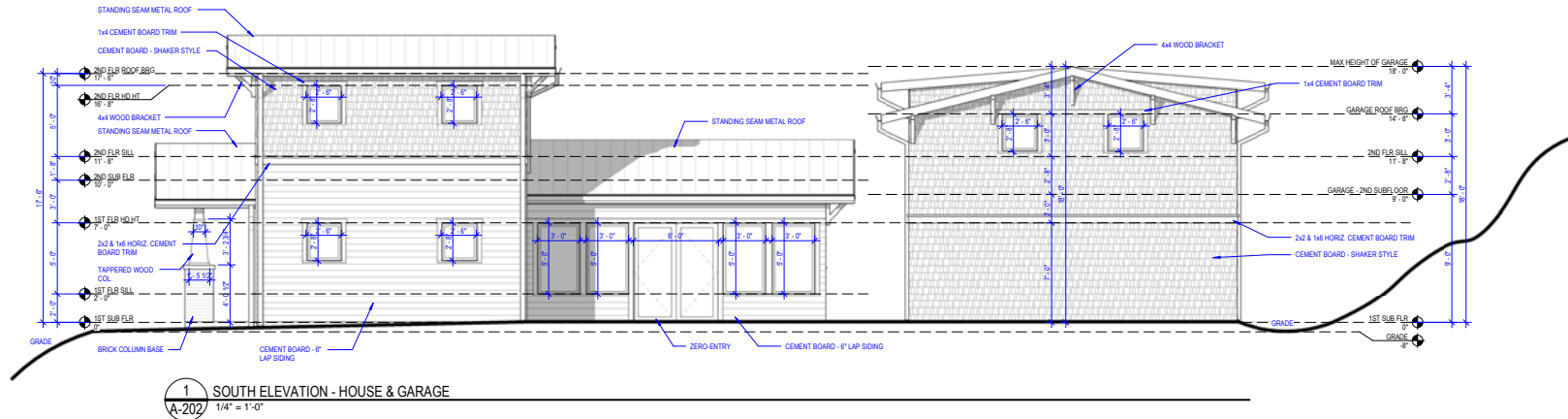


4 WEST ELEVATION - HOUSE
A-201 1/4" = 1'-0"



2 NORTH ELEVATION - GARAGE & HOUSE
A-201 1/4" = 1'-0"





DESIGN GUIDELINES CHECK LIST

Use the following check list to determine the appropriateness of proposed infill housing design for the Heart of Knoxville. For each unchecked item, please refer to the appropriate Heart of Knoxville Infill Housing Design Guidelines section.

Front Yards

Section 1, page 5

- ☒ Setback and front door are in line and consistent with original houses on the block.
- ☒ Porch and habitable portion of house is offset from street equal to neighboring houses.
- ☒ Walkway is proposed from sidewalk (when available) to front door, perpendicular to street.
- N/A ☐ Fencing is constructed of traditional materials and excludes chain link, masonry, wide boards, and other contemporary materials.
- ☒ Healthy trees are marked for preservation.

House Orientation and Side Yards

Section 2, page 6

- ☒ Proposed infill is proportional to dimensions of lot and original houses on the block.
- N/A ☐ Proposed infill on corner lots has applied for any necessary zoning variance to locate closer to side street.
- ☒ Proposed infill keeps the spacing between houses consistent with original houses on the block.

Alleys, Parking, and Services

Section 3, page 7

- ☒ Proposed parking avoids the front yard.
- ☒ Proposed infill house has access from alley only (where available) for garage or parking pad. (If no alley access exists, proposed garage or parking pad extends 20 feet beyond the front façade of proposed infill house.)
- N/A ☐ Proposed garages accessed by alley are setback at least 18 feet from centerline of alley pavement.
- ☒ Proposed parking pads, utility boxes, and waste collection points are visually screened by landscaping and/or fencing.

Scale, Mass, and Foundation Height

Section 4, page 8

- ☒ Proposed infill elevation is proportional in scale to the original houses on the block.
- ☒ Proposed infill façade respects width of older houses on the block.
- ☒ Proposed infill attempts to incorporate historic elements of the block into the design.
- ☒ Foundation height is consistent with original houses on the block.
- N/A ☐ Additions that cannot conform to scale and height of streetscape are located to the side or rear of infill lot.

Porches and Stoops

Section 5, page 9

- ☒ Proposed infill includes plans for a porch in a neighborhood where porches are dominant.
- ☒ Proposed porch is proportional to existing porches on block.
- ☒ Proposed porch maintains consistency with existing porches in setback along the street.
- ☒ Proposed porch materials and details complement the historic character and style of neighborhood (refer to Appendix C).

Windows and Doors

Section 6, page 10

- ☒ Proposed window and door styles complement historic character and style of block (refer to appendix).
- ☒ Proposed window or door positioning does not violate the privacy of neighboring homes.
- ☒ Proposed infill excludes contemporary window styles in pre-1940 areas.
- ☒ Proposed infill respects window and door placement of older houses on the block.

Roof Shapes and Materials

Section 7, page 12

- ☒ Proposed infill specifies similar pitch to existing houses on block.
- ☒ Proposed infill respects complex roof forms of historic blocks (refer to appendix).
- ☐ Proposed infill for a pre-1940 neighborhood specifies darker shades of shingle roofing.

Siding Materials

Section 8, page 13

- ☒ In a neighborhood dominated by painted wood siding, the proposed infill specifies clapboard or similar substitutes.
- ☒ In a neighborhood with mixed architectural styles, the proposed infill specifies appropriate material and detail.
- ☒ The proposed infill excludes faced stone, vertical siding, and other non-historic materials.

Additions

Section 9, page 14

- ☐ Proposed additions to existing houses respect siding and roof materials, as well as door and window styles original to the house.
- ☐ Proposed window or door replacements should respect original style (refer to Appendix C).
- ☐ Proposed additions are located to the side or rear of original house.
- ☐ Proposed additions which require additional height are located to the rear of the house.
- ☐ Specified roof line and roofing materials for proposed addition respect original house.
- ☐ Proposed addition does not violate openness or character of front porch.

Multi-unit Housing

Section 10, page 15

- ☐ Proposed multi-unit housing respects traditional front yard setbacks of neighborhood.
- ☐ Proposed multi-unit housing respects height of original houses in the neighborhood.
- ☐ Proposed multi-unit housing respects rhythm and proportion of historic homes on the block.
- ☐ Proposed parking for multi-unit housing accesses existing alleys.
- ☐ Proposed housing specifies landscaping to include shade trees, in front and back yards.

Landscape and Other Considerations

Section 11, page 16

- ☐ For proposed infill with 25 feet or greater front yard depth, at least one shade tree is specified for planting.
- ☐ Specified fencing and/or hedges will not exceed 42 inches in height in front yard.
- ☐ Front yard fences avoid chain link and specify appropriate historic material.

Small Lot 1930-1950 Era Houses

Section 12, page 17

- ☐ Off-street parking is located in the side or rear yard or parallel to the street.
- ☐ Multi-unit housing is in scale with other houses on the block and across the street.
- ☐ A porch or stoop is part of the design.
- ☐ Decks or patios are located behind the house.



318 E Woodland - Looking North across Woodland Ave.



318 E Woodland - Looking West facing Woodland Ave.



318 E Woodland - Looking West at corner



318 E Woodland - Looking Southwest at neighbor



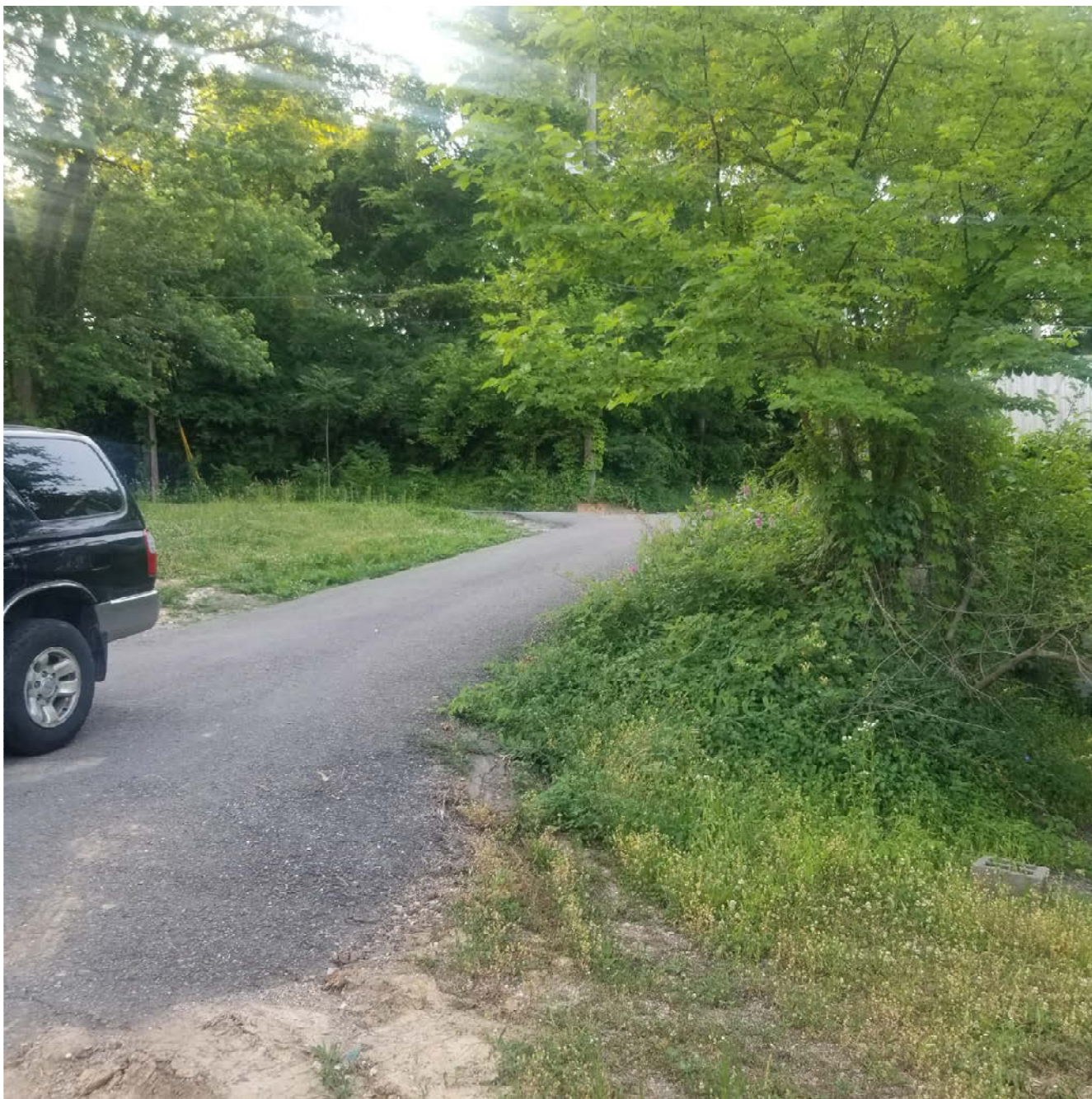
318 E Woodland - Looking at South corner



318 E Woodland - Looking at Southeast neighbor



318 E Woodland - Looking East



318 E Woodland - Looking East up Matthews Place

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: _____ Signature(s): _____

Owner(s) Printed Name: _____ Signature(s): _____

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: _____ Signature(s): _____

Owner(s) Printed Name: _____ Signature(s): _____

Date: _____

Zoning

Zoning Shown on Official Map _____

Date: _____

By _____

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: _____

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: _____

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 _____

City of Knoxville Department of Engineering

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

Engineering Director _____

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 No Recorded Easements

This is to certify that there are no known recorded drainage or utility easements on lot line(s) being eliminated on this subdivision plat.

Registered Land Surveyor _____

Tennessee License No. _____

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. _____

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"

(I, We) _____, the undersigned owner(s) of the property shown hereon, understand that the City of Knoxville is not approving the projection of any encroachment(s) into any right-of-way(s) as shown hereon, and that (I, We) accept full responsibility for any resulting consequences thereof.

Property Owner(s) _____

BY EXECUTING THIS PLAT THE CITY OF KNOXVILLE ENGINEERING DEPARTMENT HEREBY APPROVES THE FOLLOWING WAIVER(S)

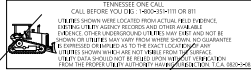
1. TO REDUCE THE STANDARD UTILITY & DRAINAGE EASEMENT UNDER THE EXISTING BLOCK WALL FROM 10 FEET TO 0 FEET AS SHOWN HEREON
2. TO REDUCE THE STANDARD UTILITY & DRAINAGE EASEMENT UNDER THE EXISTING BLOCK WALL FROM 10 FEET TO 1.3' & 4.0' FEET AS SHOWN HEREON

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. _____

Date: _____



GPS Rover connected to TDOT Cors TN015
Horizontal Acc. 0.05 Vertical Acc. 0.08
NAD 83(2011)
POSITION: 36 00 08.23511(N) 083 46 13.95236(W)
GEOID 2012B
DISTANCES GRID TO GROUND SCALE FACTOR 0.9999380

BEARINGS SHOWN ON PLAT HAVE BEEN BASED ON A BEARING OF: N 43° 35' 45" E BETWEEN CITY MONUMENT 1641 TO CITY MONUMENT 1631 DISTANCES SHOWN ARE GROUND

CITY OF KNOXVILLE
CONTROL STATION #1641
N 608.782.147
E 2,581.460.956
NAD 83(2011)

LOCATION MAP (N.T.S.)

OWNER (S) FILIPPO A. BONIFACIO
203 GORE RD
KNOXVILLE TN 37919
PHONE: 865-755-0516

4-I-22

Property Assessor

Planning Staff 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 that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 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: _____

FINAL PLAT

RESUBD. OF PART OF LOTS 175 & 176 MOUNTAIN VIEW ADDITION TO NORTH KNOXVILLE

DISTRICT 3 KNOX COUNTY, TN

WARD 11, CITY OF KNOXVILLE TN

CITY BLOCK 11062

TAX MAP 081L GROUP R PARCEL 003

DATE: MARCH 31, 2022

- LEGEND
- ▲ NON-MONUMENT POINT
 - EXISTING IRON PIN
 - ⊙ SET IRON PIN
 - ⊙ UTILITY POLE
 - ⊙ MANHOLE
 - ⊙ WATER VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ WATER METER
 - ⊙ GAS VALVE
 - ⊙ GUIDE WIRE



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