



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
SUBDIVISION REPORT - FINAL**

▶ **FILE #:** 3-SY-06-F **AGENDA ITEM #:** 24  
POSTPONEMENT(S): 3/9/2006 **AGENDA DATE:** 4/13/2006  
▶ **SUBDIVISION:** DEAVER ESTATES, RESUBDIVISION OF LOTS 1R & 2R1  
▶ **APPLICANT/DEVELOPER:** TN VALLEY CONSTRUCTION, INC.  
OWNER(S): MICHAEL F. & JUDITH A. DOIS

---

TAX IDENTIFICATION: 146 57.01 & 57.02  
JURISDICTION: County Commission District 9  
▶ **LOCATION:** Northwest side of Topside Rd., southeast of Beechwood Dr.  
SECTOR PLAN: South County  
GROWTH POLICY PLAN: Planned Growth Area  
▶ **APPROXIMATE ACREAGE:** 9.18 acre  
▶ **NUMBER OF LOTS:** 2  
▶ **ZONING:** E (Estates)  
SURVEYOR/ENGINEER: Benchmark Associates, Inc.  
▶ **VARIANCES REQUIRED:** 1. To reduce the utility and drainage easement along the front property line under the rock wall from 10' to 0'.

---

**STAFF RECOMMENDATION:**

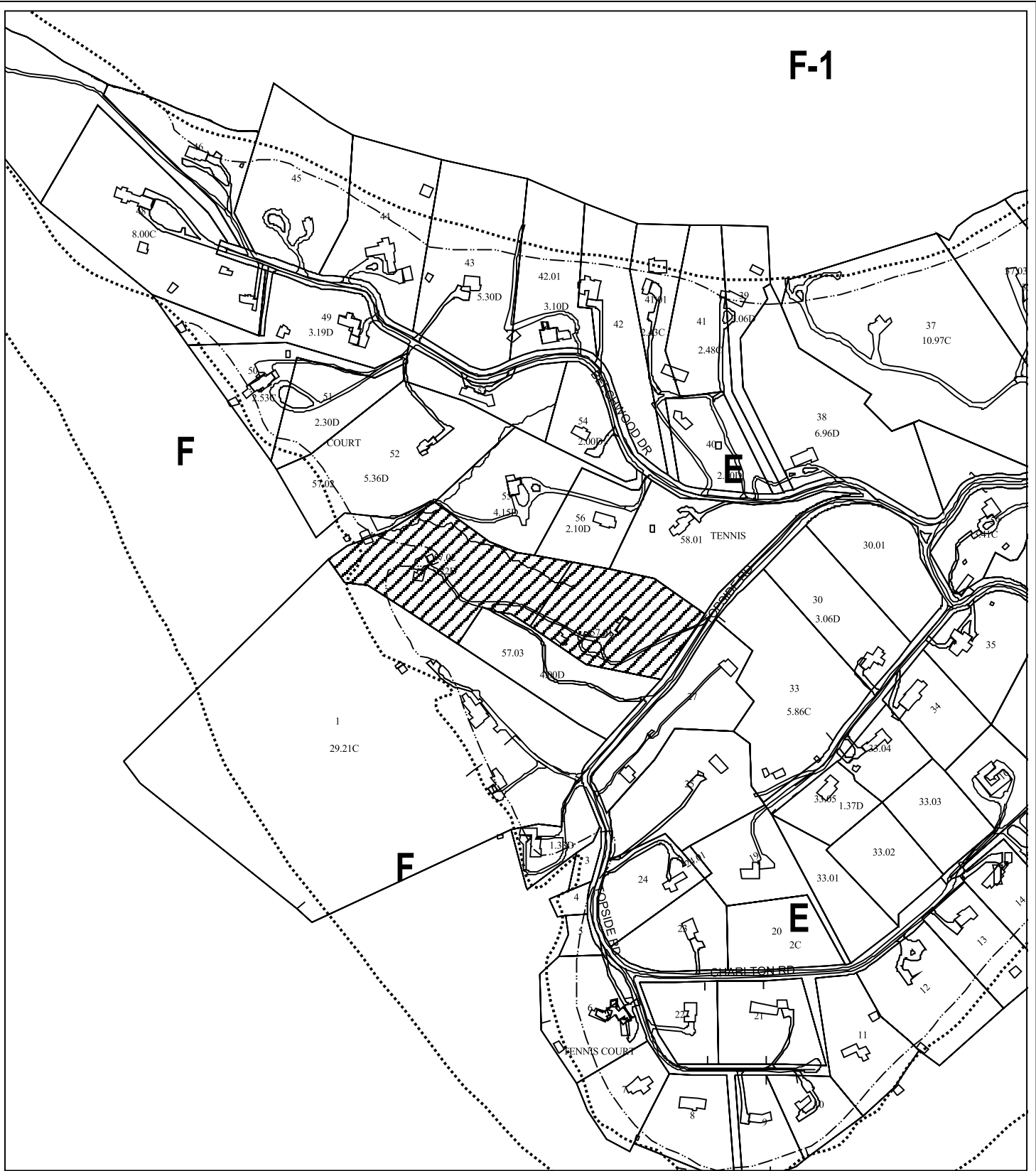
▶ **Deny Variance**  
**DENY Final Plat**

**COMMENTS:**

Staff has recommended denial of the plat because a revised plat or request for other action was not received by corrections deadline.

MPC'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.

F-1




3-SY-06-F  
FINAL SUBDIVISION PLAT

Subdivision: TN Valley Construction, Inc.

Map No: 146

Jurisdiction: County

 Final Plat for: Deaver Estates, Resubdivision of Lots 1R & 2R1

Original Print Date: 02/28/06 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**BENCHMARK ASSOCIATES, INC.**  
Land Planners • Land Surveyors

10108 Maple Valley Road  
Knoxville, Tennessee 37932  
Phone: (865) 637-4090  
Facsimile: (865) 637-4091

**RESUBDIVISION PLAT OF 1R & 2R1 OF DEEVER ESTATES**

OWNERS  
**MICHAEL F. & JUDITH A. DOIS**  
4309 TOPSIDE ROAD  
KNOXVILLE, TENNESSEE 37920  
(865) 898-9121

**RESUBDIVISION PLAT**

DATE: 28 FEBRUARY 2006  
BY: MICHAEL F. DOIS  
DRAWN BY: JUDITH A. DOIS  
FILE NAME: 04-296.DWG  
BM PROJECT NO: 05298

**CERTIFICATE OF OWNERSHIP AND GENERAL DECLARATION**  
I, the undersigned, being the owner of the above described property, do hereby certify that the following is a true and correct copy of the plat as shown on the ground, and that the same has been approved by the Board of Health of the County of Knox, Tennessee, and that the same is in accordance with the provisions of the laws of the State of Tennessee relating to the subdivision of land.

**CERTIFICATION OF CLASS AND ACCURACY OF SURVEY**  
I hereby certify that this is a category 1 survey as defined in the Surveying Act of 1967, Chapter 128, Public Acts of 1967, and that the same is in accordance with the provisions of the laws of the State of Tennessee relating to the subdivision of land.

*Michael F. Dois*  
Surveyor Certificate No. 2583

*Judith A. Dois*  
Surveyor Certificate No. 2584

**CORNER**  
Setting Shows an Official Map

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

Signed: *Michael F. Dois* Date: \_\_\_\_\_  
Signed: *Judith A. Dois* Date: \_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**SUBSTANCE OF EASES**  
This is to certify that all easements, rights, and interests in the above described property, which are shown on this plat, are in accordance with the provisions of the laws of the State of Tennessee relating to the subdivision of land.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**SUBMISSION NAME AND STREET NAME**  
Subdivision name and street names contained herein reviewed and approved:

Date: \_\_\_\_\_

**COUNTY RELEASE OF EASEMENTS**  
Except as noted on this plat, the following easements are hereby released to the County of Knox, Tennessee, and the same are in accordance with the provisions of the laws of the State of Tennessee relating to the subdivision of land.

County Highway Dept. \_\_\_\_\_ Signature \_\_\_\_\_  
Water \_\_\_\_\_ Signature \_\_\_\_\_  
Electric Meter \_\_\_\_\_ Signature \_\_\_\_\_  
Water Meter \_\_\_\_\_ Signature \_\_\_\_\_  
Utility Pole \_\_\_\_\_ Signature \_\_\_\_\_  
Light Pole \_\_\_\_\_ Signature \_\_\_\_\_  
Ditch \_\_\_\_\_ Signature \_\_\_\_\_  
Woods Fence \_\_\_\_\_ Signature \_\_\_\_\_  
Cable TV \_\_\_\_\_ Signature \_\_\_\_\_

**CERTIFICATION OF APPROVAL FOR RECORDING-TITLE PLAT**  
This is to certify that the subdivision just shown herein has been approved by the Board of Health of the County of Knox, Tennessee, and that the same is in accordance with the provisions of the laws of the State of Tennessee relating to the subdivision of land.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_



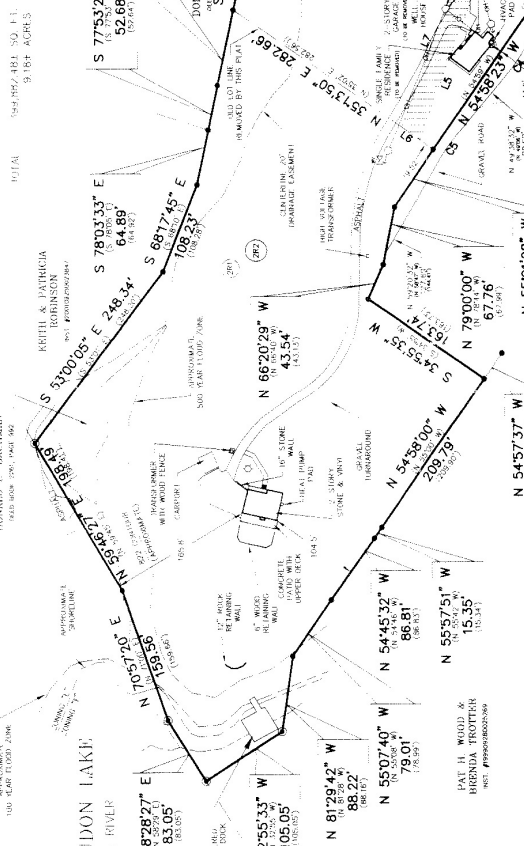
**AREA AFFECTED:**

1.01 ACRES	37,116,861 SQ. FT.
6.971 ACRES	2,374,400 SQ. FT.
1.01 ACRES	34,744,000 SQ. FT.
2.791 ACRES	9,574,400 SQ. FT.
9.181 ACRES	314,967,481 SQ. FT.
TOTAL	9,181 ACRES

**AREA BEFORE:**

1.01 ACRES	37,116,861 SQ. FT.
6.971 ACRES	2,374,400 SQ. FT.
1.01 ACRES	34,744,000 SQ. FT.
2.791 ACRES	9,574,400 SQ. FT.
9.181 ACRES	314,967,481 SQ. FT.
TOTAL	9,181 ACRES

**BEING LOCATED ON CL MAP 146, AND BEING REPRESENTED AS PARCELS 057.01 AND 057.02 SITUATED WITHIN THE NINTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE**



MPC FILE #3-SY-06-F  
M #

**PASEMENT LINE TABLE**

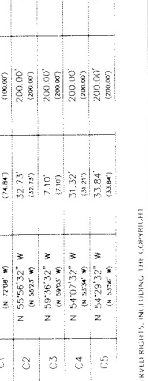
LINE	BEARING	DISTANCE
1	S 68°06'48" W	157.45'
2	S 63°15'53" W	172.10'
3	N 58°43'43" W	70.28'
4	N 08°45'53" E	45.25'
5	N 69°21'53" E	261.50'
6	N 15°21'33" E	25.81'
7	S 69°21'33" E	275.16'
8	S 68°42'53" E	48.87'
9	S 68°42'53" E	39.70'
10	N 85°08'48" E	159.30'
11	N 85°08'48" E	196.10'
12	S 54°28'43" W	45.13'

- NOTES:**
- 1) PROPERTY IS SUBJECT TO ANY EASEMENTS OR AN ADJOINING FULL SURVEY. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
  - 2) UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, EXISTING UTILITY RECORDS AND ANY OTHER AVAILABLE EVIDENCE. OTHER UTILITIES NOT SHOWN ARE NOT SHOWN AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
  - 3) NO PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.
  - 4) A 5' WIDE BRIDGE OR UTILITY EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES. THIS EASEMENT IS SHOWN WITH THE INTERIOR LOT LINES, EXCEPT AS NOTED BY THE SUBDIVISION PLAT.
  - 5) TWO PIN CORNER MARKERS FOR ADJ. WOOD FENCE.
  - 6) THE ROAD FRONTAGE OF THIS PLAT IS AS SHOWN ON RECORD MAPS OF KNOX COUNTY, TENNESSEE.
  - 7) SURFACE PRODUCTS TO BE OBTAINED BY FLOOD ZONE "AS" & "B" BEING INSIDE THE 500 YEAR FLOOD ZONE, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD ZONE MAP WITH COMMUNITY PANEL NO. 479433 0220 B, LAST REVISION MAY 1987.
  - 8) SURFACE PRODUCTS TO BE OBTAINED BY FLOOD ZONE "AS" & "B" BEING INSIDE THE 500 YEAR FLOOD ZONE, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD ZONE MAP WITH COMMUNITY PANEL NO. 479433 0220 B, LAST REVISION MAY 1987.
  - 9) FOR RECORDING PURPOSES FROM 4 TO 12, ONLY BENCHMARK LASCHELI FOR BENCHMARKS WHICH IS ON RECORD AS INSTRUMENT #2004040069 0095 IN SAO REGISTRY'S OFFICE OF KNOX COUNTY, TENNESSEE.
  - 10) SAO REGISTRY'S OFFICE OF KNOX COUNTY, TENNESSEE.
  - 11) SAO REGISTRY'S OFFICE OF KNOX COUNTY, TENNESSEE.
  - 12) SAO REGISTRY'S OFFICE OF KNOX COUNTY, TENNESSEE.

**EASEMENT LINE TABLE**

LINE	BEARING	LENGTH	RADIUS	CHORD LENGTH
C1	N 77°41'32" W	74.83'	100.00'	73.10'
C2	N 55°06'32" W	32.73'	200.00'	30.69'
C3	N 57°04'32" W	71.67'	100.00'	71.67'
C4	N 54°07'32" W	21.32'	200.00'	21.32'
C5	N 54°28'32" W	53.64'	100.00'	51.18'
C6	N 54°28'32" W	53.64'	100.00'	51.18'

**CHORD DATA**  
R= 500.00'  
L= 76.48'  
S 36°50'11" W  
CH= 76.41'  
(CH= 74.41')



LOCATION MAP  
N.T.S.

RECEIVED  
3-28-06