

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

▶ **FILE #:** 11-SR-05-C **AGENDA ITEM #** 7  
 POSTPONEMENT(S): 11/10-1/12/2006 **AGENDA DATE:** 2/9/2006

▶ **SUBDIVISION:** MARY HERRELL  
 ▶ **APPLICANT/DEVELOPER:** MCGREW  
 OWNER(S): MARY HERRELL

TAX IDENTIFICATION: 36 012  
 JURISDICTION: County Commission District 7  
 ▶ **LOCATION:** South side of E. Raccoon Valley Dr., northeast of Heiskell Rd.  
 SECTOR PLAN: North County  
 GROWTH POLICY PLAN: Rural Area  
 ▶ **APPROXIMATE ACREAGE:** 6.49 acres

▶ **ZONING:** A (Agricultural)  
 ▶ **EXISTING LAND USE:** 2 single family dwellings and vacant land  
 ▶ **PROPOSED USE:** Detached single family subdivision  
 SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural with development in the area consisting of single family dwellings at rural residential densities.

▶ **NUMBER OF LOTS:** 6  
 SURVEYOR/ENGINEER: George McGrew  
 ACCESSIBILITY: Access is via E. Raccoon Valley Dr., an arterial street with a pavement width of 19' within a 40' right-of-way.  
 ▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

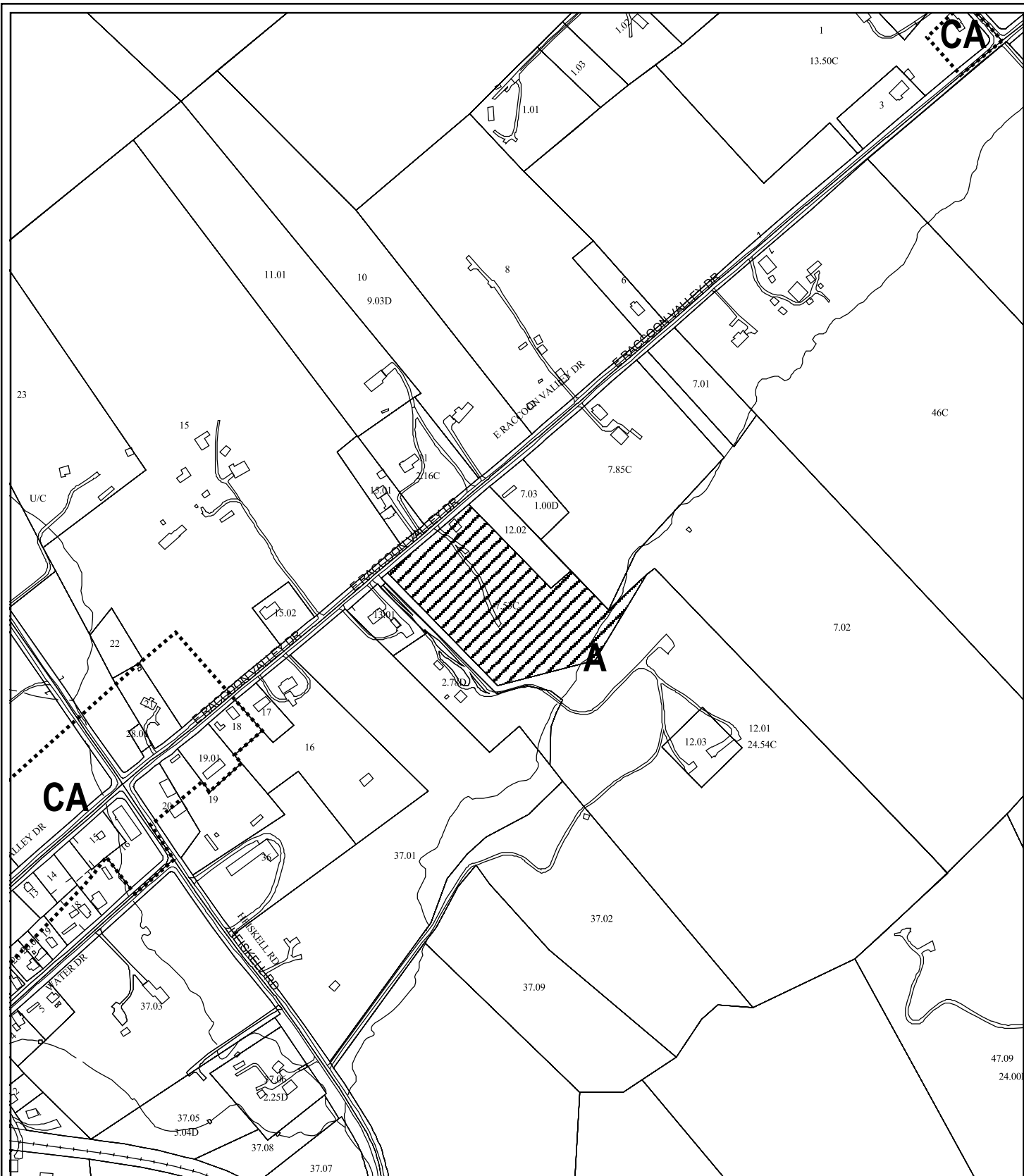
▶ **POSTPONE** until the March 9, 2006 MPC meeting. An amended plan must be submitted to staff by Feb. 17, 2006 or this matter will be recommended for denial.

**COMMENTS:**

The staff is requesting this item be postponed in order to revise the plan to provide the required sight distance at each proposed driveway. Due to the 40 mile-per-hour speed limit on Heiskell Rd., the sight distance will be required to be 400' in each direction at the proposed driveway locations. Additionally, since the development will be using individual septic systems, the staff will need a letter from the Knox County Health Dept. stating that the soils are suitable for the subdivision as proposed.


This matter has been on the agenda since November, 2005. If the applicant does not provide the required information on or before February 17, 2006, staff will recommend this item for denial at the March 9, 2006 MPC meeting.

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.

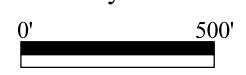


**11-SR-05-C  
CONCEPT PLAN**

Subdivision: Mary Herrell  
 Map No: 36  
 Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 10/31/05    Revised: 01/30/06  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**NOTE:**

North taken from dng. of Elmer Kerr prop. (now Herrell) by Joe Overton 12/19/85 plat found on Tax Map 36, Par. 12. Group A Ref. Deed 20040910-0021784  
No. of Lots: 6 Area Subd: 649 Zone: A  
Bldg. setbacks: 40' Front, 10' Side, 35' Rear  
10' Util. & Drain. Esmt. Inside Rd Frontage & sid Bdy. Lot Lines, 5' Ea. Side of Inter Lot Lines  
Contours Taken From T.V.A. Q139

**LEGEND**

- NEW PROP. LINE \_\_\_\_\_
- OLD OR ADJ. PROP. LINE \_\_\_\_\_
- ELEC. POWER LINE \_\_\_\_\_ E.P.F.
- WATER LINE \_\_\_\_\_ W
- CONTOUR LINE \_\_\_\_\_ 893

**CERTIFICATION OF CONCEPT PLAN**

I hereby certify that I am a surveyor, licensed to do surveying work in the State of Tennessee, and further certify that the titles & accompanying drawings and statements conform to all applicable provisions of the Tennessee Code Annotated - Knox County Subchapter 06, Part 001, which are hereby adopted & described to a report filed with the West Tennessee Surveying Commission.



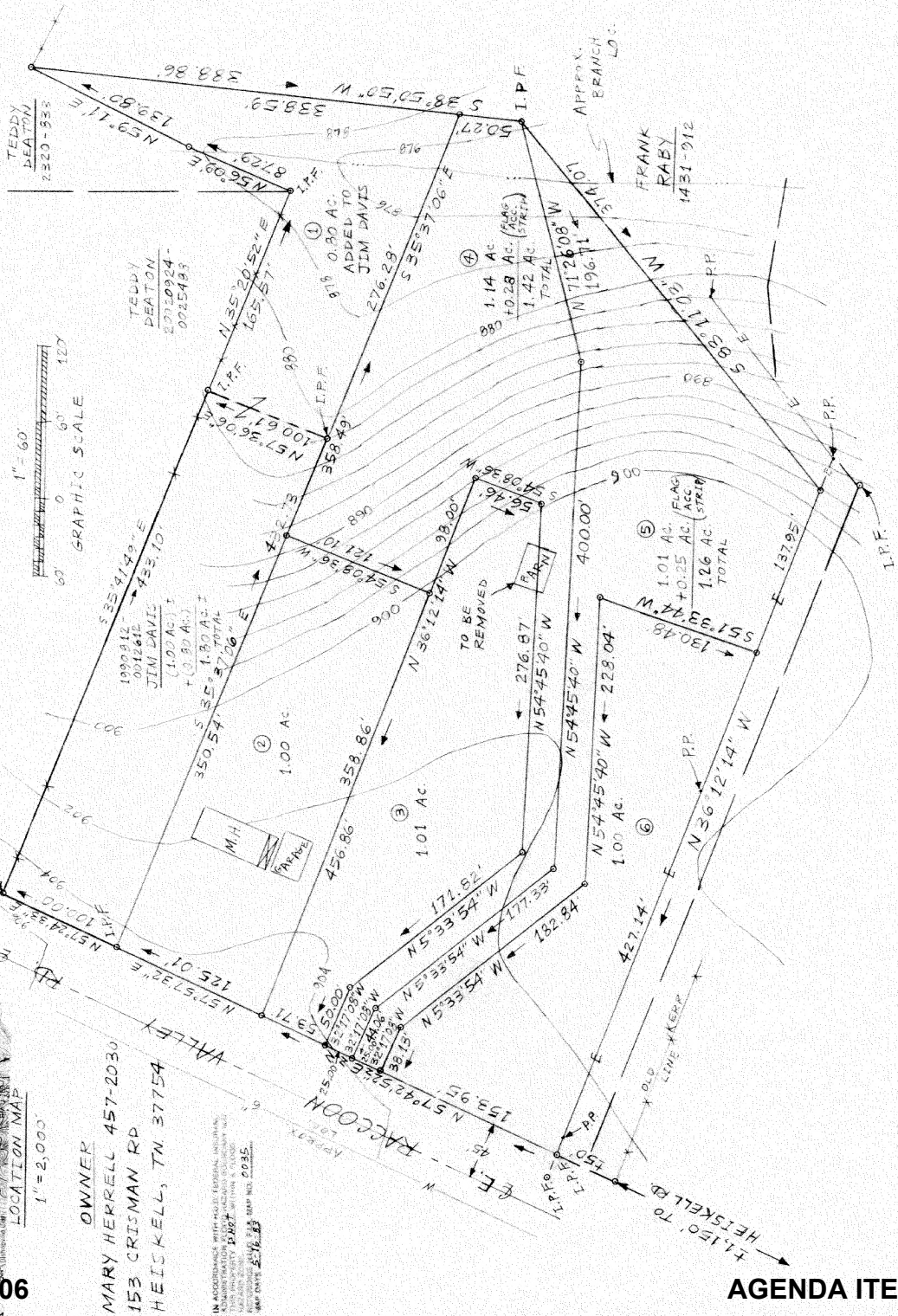
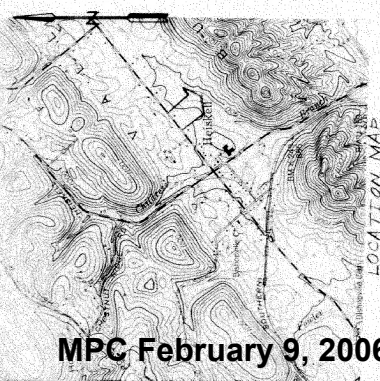
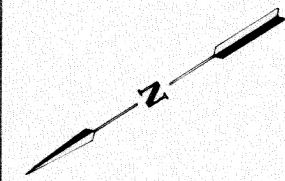
1-20-06

I hereby certify that this is a category "1" survey & the ratio of precision of the unadjusted survey is not less than 1:7,500 as shown hereon.

11-28-05  
MADAM

**CONCEPT PLAN of MARY HERRELL S/D W/ADJOIN. LOT of JIM DAVIS**

SCALE	1"=60'	APPROVED BY	GAM	DRAWN BY	RDR
DATE	10-10-05				
CLT. MAP 36-PAR. 12					
DISTR. 6 - KNOX CO., TN.					
MCGREW ENGR.		457-1884		DRAWING NUMBER	
353 N. CULLOW ST.		CLINTON, TN.		MKV-132-85	



**OWNER**  
MARY HERRELL 457-2030  
153 CRISMAN RD  
HEISKELL, TN 37754

IN ACCORDANCE WITH HOUSING FEDERAL REGULATIONS, ADMINISTRATION OF THE FEDERAL HOUSING ADMINISTRATION AND DEVELOPMENT ACT, THE NATIONAL SURVEYING BOARD, AND THE NATIONAL SURVEYING BOARD ACT, THIS PLAN IS SUBJECT TO THE NATIONAL SURVEYING BOARD ACT, MAP NO. 2035, MAP DATE 2/16/83.

**REVISED**

MPC February 9, 2006

AGENDA ITEM 7

NATIONAL SURVEYING BOARD ACT, MAP NO. 2035, MAP DATE 2/16/83. 3531A1