



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

▶ **FILE #:** 6-SHH-06-F

**AGENDA ITEM #:** 60

**AGENDA DATE:** 6/8/2006

▶ **SUBDIVISION:** WILLIAM C. WELLS PROPERTY

▶ **APPLICANT/DEVELOPER:** WILLIAM C. WELLS

**OWNER(S):** WILLIAM C. WELLS

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**TAX IDENTIFICATION:** 37 074

**JURISDICTION:** County Commission District 7

▶ **LOCATION:** South side of E. Copeland Road, north of Bishop Road

**SECTOR PLAN:** North County

**GROWTH POLICY PLAN:** Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 8.31 acres

▶ **NUMBER OF LOTS:** 2

▶ **ZONING:** A (Agricultural)

**SURVEYOR/ENGINEER:** Eddy Garrett

▶ **VARIANCES REQUIRED:** 1. To reduce the utility and drainage easement under the existing garage from 10' to 4.30'.

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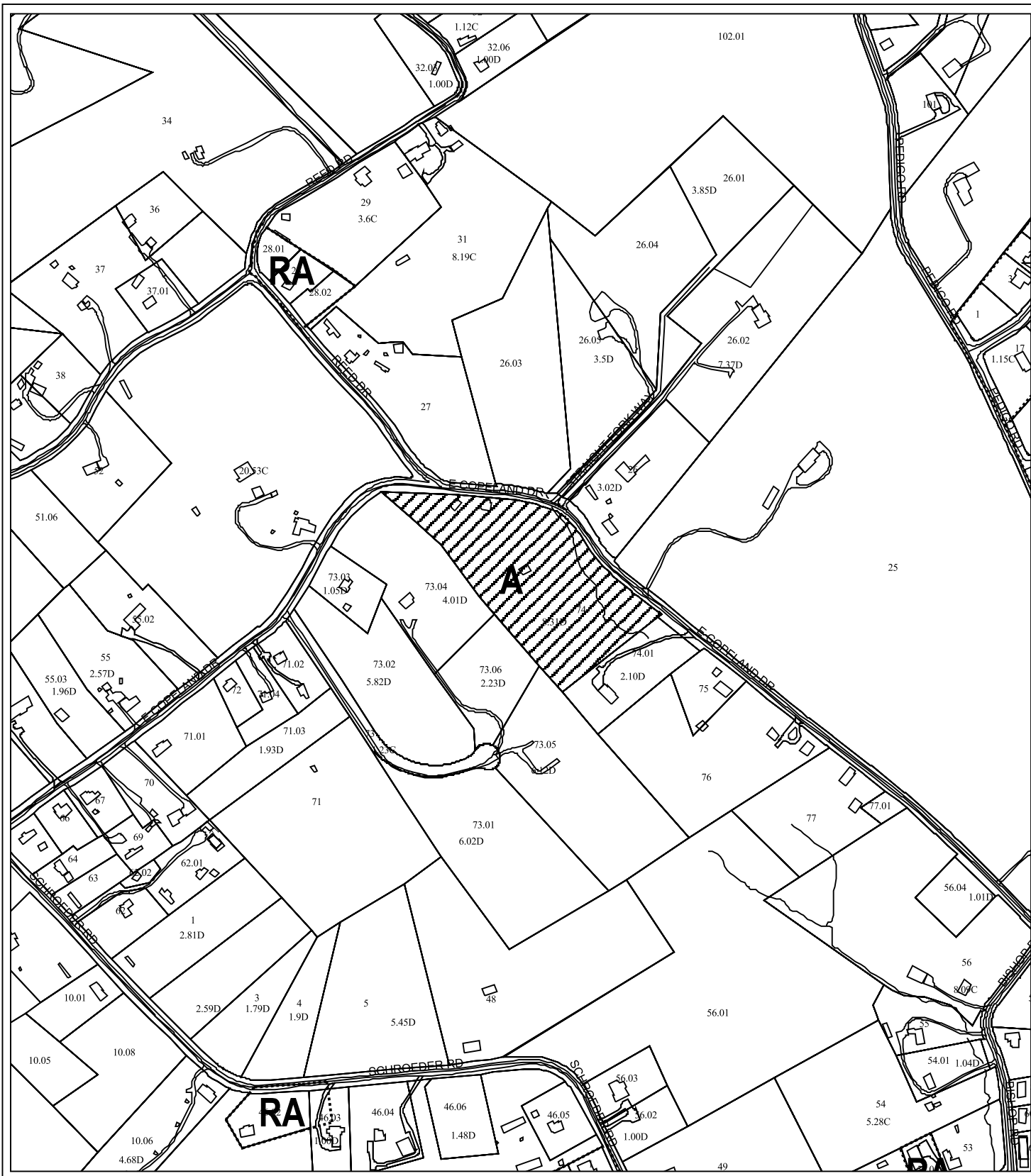
**STAFF RECOMMENDATION:**

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

**COMMENTS:**

Staff is recommending denial of this final plat because a revised final 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 . The date of the appeal hearing will depend on when the appeal application is filed.



**6-SHH-06-F  
FINAL SUBDIVISION PLAT**



Final Plat for: William C. Wells Property

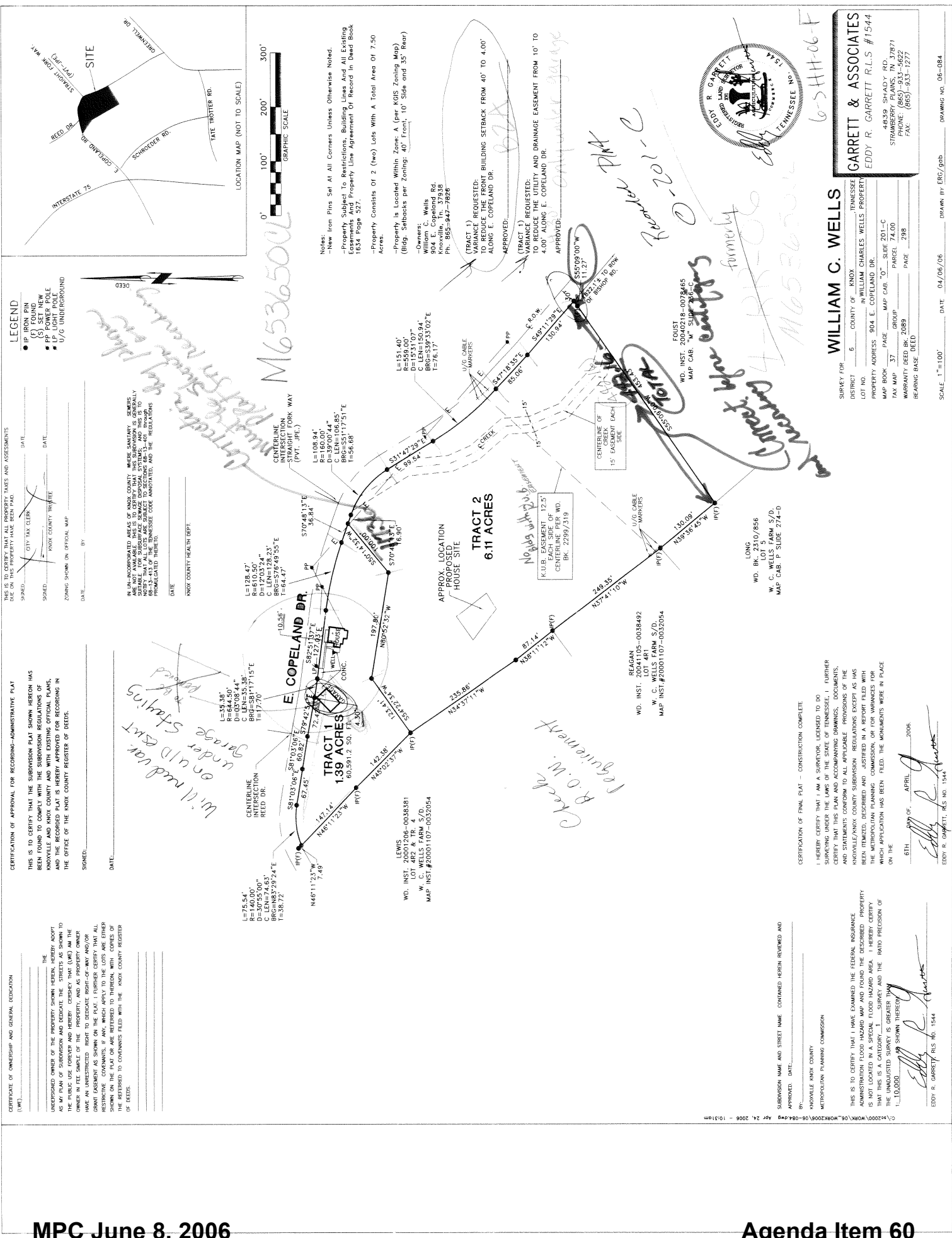
Original Print Date: 05/31/06    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Subdivision: William C. Wells

Map No: 37

Jurisdiction: County





**GARETT & ASSOCIATES**  
EDDY R. GARRETT R.L.S. #1544  
4839 SHADY RD.  
STRAWBERRY PLAINS, TN 37871  
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**WILLIAM C. WELLS**  
SURVEY FOR: \_\_\_\_\_  
DISTRICT: 6 COUNTY OF: KNOX TENNESSEE  
LOT NO.: \_\_\_\_\_ IN WILLIAM CHARLES WELLS PROPERTY  
PROPERTY ADDRESS: 904 E. COPELAND DR.  
MAP BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ MAP C.A.B. "O" SLIDE 201-C  
TAX MAP: 37 GROUP: \_\_\_\_\_ PARCEL: 74.00  
WARRANTY DEED BK. 2089 PAGE: 238  
BEARING BASE: DEED

CERTIFICATION OF FINAL PLAT - CONSTRUCTION COMPLETE  
I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING IN THE STATE OF TENNESSEE AND I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DEMANDS, 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 HAVING BEEN FILED, THE MONUMENTS WERE IN PLACE ON THE

6TH APRIL 2006  
[Signature]  
EDDY R. GARRETT, R.L.S. NO. 1544

CERTIFICATION OF APPROVAL FOR RECORDING-ADMINISTRATIVE 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, AND THE RECORDED PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.

SIGNER: \_\_\_\_\_ DATE: \_\_\_\_\_

CERTIFICATE OF OWNERSHIP AND GENERAL EDUCATION  
THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT AND AGREE TO THE TERMS AND CONDITIONS OF THE SUBDIVISION PLAT AND TO THE PUBLIC USE THEREOF AND HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENTS AS SHOWN ON THE PLAT. I FURTHER CERTIFY THAT ALL RESIDING COMPANIES, IF ANY, WHICH APPLY TO THE LOTS ARE EITHER REGISTERED WITH THE KNOX COUNTY REGISTER TO SUBDIVISION, OR THE REFERRED TO COMPANIES FILED WITH THE KNOX COUNTY REGISTER OF DEEDS.

SUBDIVISION NAME AND STREET NAME: CONTAINED HEREIN REVIEWED AND APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
KNOXVILLE KNOX COUNTY METROPOLITAN PLANNING COMMISSION

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO PRECISION OF THE UNDESIGNED SURVEY IS GREATER THAN 1:10,000.

APRIL 2006  
[Signature]  
EDDY R. GARRETT, R.L.S. NO. 1544

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