



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

▶ **FILE #:** 3-SB-06-F

**AGENDA ITEM #:** 31

**AGENDA DATE:** 3/9/2006

▶ **SUBDIVISION:** C. W. PEAK ESTATE, RESUB. OF LOTS 14 & P/O 15

▶ **APPLICANT/DEVELOPER:** ROBERT A. MORRIS

**OWNER(S):** ROBERT A. MORRIS

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**TAX IDENTIFICATION:** 116 9 & P/O 11

**JURISDICTION:** County Commission District 6

▶ **LOCATION:** North side of W. Gallaher Ferry Rd., northwest of Hickory Creek Rd.

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Rural Area

▶ **APPROXIMATE ACREAGE:** 12.409 acre

▶ **NUMBER OF LOTS:** 1

▶ **ZONING:** A (Agricultural)

**SURVEYOR/ENGINEER:** Professional Land Systems

▶ **VARIANCES REQUIRED:** 1. To reduce the required right-of-way width of West Gallaher Ferry Road from 25' to 20' from the centerline to the property line.

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**STAFF RECOMMENDATION:**

▶ **Deny Variance**  
**APPROVE Final Plat**

**COMMENTS:**

Staff has recommended denial of the variance to reduce the required right of way of West Gallaher Ferry Road from 25' to 20' from the centerline to the property line for lack of sufficient hardship.

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.



**3-SB-06-F**  
**FINAL SUBDIVISION PLAT**



Final Plat for: C. W. Peak Estate, Resub. Of Lots 14 & p/o 15

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

Subdivision: Robert A. Morris

Map No: 116

Jurisdiction: County



**Certificate of Ownership and General Dedication**  
 (I, WE) **FREDERICK W. YOUNG, JR.**  
 & **ROBERT A. MORRIS**

undersigned owners of the property shown herein, hereby adopt as my plan of subdivision and dedicate the streets as shown in the public use forever 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 this plat. I further certify that all restrictive covenants, if any, which apply to the lots are either shown on the plan or are referred to thereon, with copies of the referred to covenants filed with the Knox County Register of Deeds.

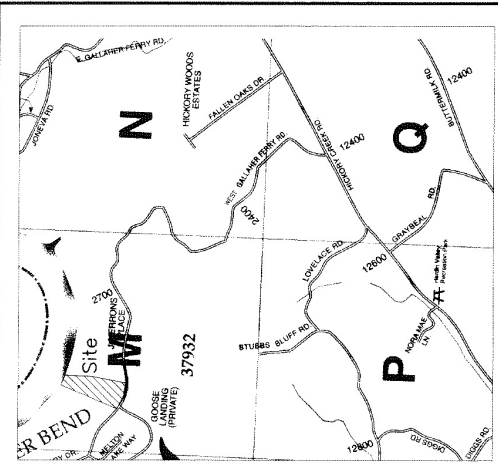
**FREDERICK W. YOUNG**  
 \_\_\_\_\_  
**ROBERT A. MORRIS**  
 \_\_\_\_\_  
**In Unincorporated Areas of Knox County Where Sanitary Sewers Are Not Available.**  
 This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems; and this is to notify that all lots are subject to Sections 68-13-401 thru 68-13-413 of the Tennessee Code Annotated, and the regulations promulgated thereunto.  
 Date 2-23-06  
**Rob A M**  
 Knox County Health Department

Certification of Category and Accuracy of Survey  
 I hereby certify that this is a category I survey and the ratio of precision of the undistorted survey is 1:10,000 as shown hereon.  
**Surveyor**  
 \_\_\_\_\_  
 Tennessee Reg. No. 1643

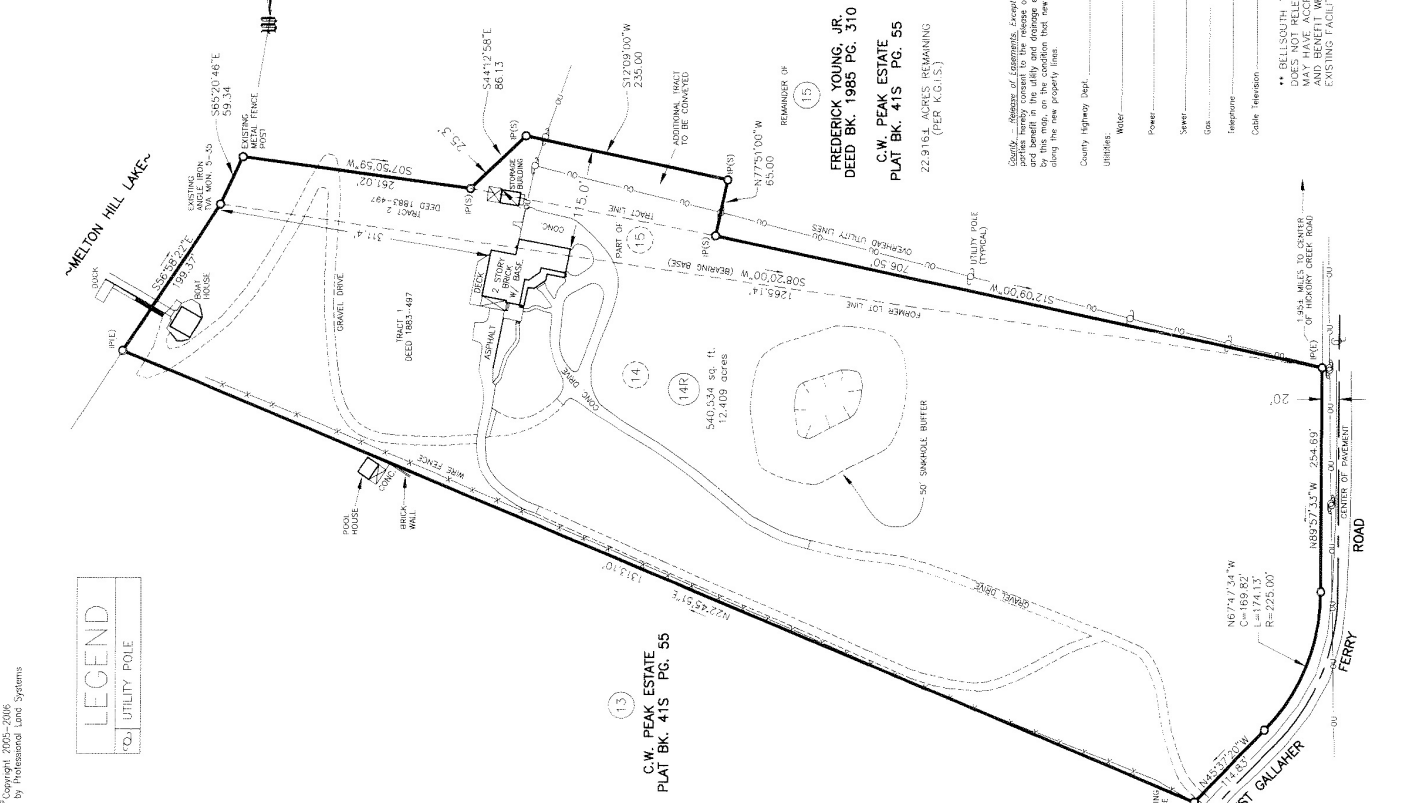
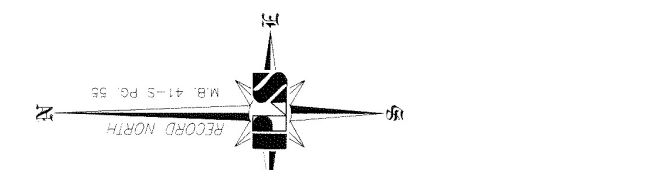
Certification of Final Plat—Construction Complete  
 I hereby certify that I am a surveyor licensed to do surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, document and statements conform to all applicable provisions of the Knoxville/Knox 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 has been filed. The indicated monuments were in place on the 22 day of FEB. 2006  
**Surveyor**  
 \_\_\_\_\_  
 Tennessee Certificate No. 1643

This is to certify that all property taxes and assessments due on this property have been paid.  
 Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 City Tax Clerk  
 Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Knox County Trustee

**CERTIFICATION OF APPROVAL FOR RECORDING**  
 I, the undersigned, Knox County Trustee, hereby certify that the duplicate maps have been filed to comply with the Subdivision Regulations of Knoxville and Knox County and with the applicable provisions of the Metropolitan Planning Commission and the applicable provisions of the Metropolitan Planning Commission. The plat is hereby approved for recording in the office of the Knox County Register of Deeds.  
 Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Secretary  
 Subdivision Name and Street Names Contained Herein Reviewed and Approved.  
 Date: \_\_\_\_\_  
 By: \_\_\_\_\_  
 Knoxville Knox County Metropolitan Planning Commission  
 I hereby certify that this is a category I survey and the ratio of precision of the undistorted survey is 1:10,000 as shown hereon.



1. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. ALL EASEMENTS AND RESTRICTIONS OF RECORD SHOWN ON THESE PLATS ARE THE PROPERTY OF THE SURVEYOR. ALL OTHER UTILITIES NOT SHOWN ARE NOT TO BE LOCATED ON THIS SURVEY. ANY UTILITIES WHICH ARE NOT SHOWN FROM THIS SURVEY ARE TO BE LOCATED AT THE SURVEYOR'S RISK.
3. (P/S) = 5/8" REBAR SET WITH YELLOW PLASTIC CAP
4. (P/S) = 5/8" REBAR SET WITH YELLOW PLASTIC CAP
5. (P/S) = 5/8" REBAR SET WITH YELLOW PLASTIC CAP
6. (P/S) = 5/8" REBAR SET WITH YELLOW PLASTIC CAP
7. (P/S) = 5/8" REBAR SET WITH YELLOW PLASTIC CAP
8. (P/S) = 5/8" REBAR SET WITH YELLOW PLASTIC CAP
9. (P/S) = 5/8" REBAR SET WITH YELLOW PLASTIC CAP
10. (P/S) = 5/8" REBAR SET WITH YELLOW PLASTIC CAP
11. (P/S) = 5/8" REBAR SET WITH YELLOW PLASTIC CAP
12. (P/S) = 5/8" REBAR SET WITH YELLOW PLASTIC CAP
13. (P/S) = 5/8" REBAR SET WITH YELLOW PLASTIC CAP
14. (P/S) = 5/8" REBAR SET WITH YELLOW PLASTIC CAP
15. (P/S) = 5/8" REBAR SET WITH YELLOW PLASTIC CAP



**FREDERICK YOUNG, JR.**  
 DEED BK. 1985 PG. 310  
**C.W. PEAK ESTATE**  
 PLAT BK. 415 PG. 55  
 229,962 SQUARE FEET REMAINING  
 (PER R.G.I.S.)

Utility Pole (Private)  
 1.941 Miles to Center Road  
 1075' of Hickory Creek Road

**OWNER, PARCEL 11**  
 FREDERICK W. YOUNG, JR.  
 2930 W. GALLAHER FERRY RD.  
 KNOXVILLE, TN 37952  
 693-2237  
**OWNER, PARCEL 9**  
 ROBERT ANDREWS MORRIS  
 2930 W. GALLAHER FERRY RD.  
 KNOXVILLE, TN 37952  
 691-3267

**REVISED**  
 2-23-06  
**MPC FILE #3-SB-06-F**  
**M#**  
**RESUB. OF LOT 14, & PART OF 15, C.W. PEAK ESTATE**  
**2930 W. GALLAHER FERRY ROAD**  
**TAX MAP 116 PARCEL 009 & PART OF 11 - M.B. 41-S PG. 55**  
**COUNTY: KNOX**  
**DISTRICT: 6**  
**CITY: ---**  
**WARD: ---**  
 DATE: 9-23-2005  
 SCALE: 1"=100'  
 DRAWN BY: NDF  
**Med D. Ferguson, P.L.S.**  
 PO BOX 12651  
 Knoxville, TN 37912-0651  
 Phone: (865) 689-6169  
 Fax: (888) 232-8718 Toll Free  
**www.PLSurvey.com**  
 Professional Land Systems  
 Utilizing the Latest Technology to Achieve the Highest Quality  
 DRAWING NO: 978805-1-P