

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

▶ **FILE #:** 7-SJ-07-F **AGENDA ITEM #:** 29
 POSTPONEMENT(S): 7/12/2007 **AGENDA DATE:** 8/9/2007

▶ **SUBDIVISION:** GOOSE LANDING, RESUBDIVISION OF LOT 3

▶ **APPLICANT/DEVELOPER:** MICHAEL BRADY INC.
 OWNER(S): Samuel & Elaine Luttrell

TAX IDENTIFICATION: 116 8.03
 JURISDICTION: County Commission District 6

▶ **LOCATION:** **Southside of West Gallaher Ferry Road, northwest of Hickory Creek Road**

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 5.009 acres

▶ **NUMBER OF LOTS:** 3

▶ **ZONING:** **A (Agricultural)**
 SURVEYOR/ENGINEER: Michael Brady, Inc.

▶ **VARIANCES REQUIRED:** **1. To reduce the required improvements of a JPE that serves more than 6 lots to existing conditions.**

STAFF RECOMMENDATION:

▶ **Deny Variance**
DENY Final Plat

COMMENTS:

Staff has recommended denial of this plat because all conditions for approval were not met by corrections deadline. Applicant is seeking to subdivide an existing 5 acre lot into 3 lots. The existing 5 acre lot is served by an un-named, 15' wide, paved easement serving 10 addresses at this time. The easement does not meet the required standards for a Joint Permanent Easement that serves six or more lots as required by the Minimum Subdivision Regulations. The applicant has now requested a variance to reduce the required standards of the easement to existing conditions.

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.



**7-SJ-07-F
FINAL SUBDIVISION PLAT**

Subdivision: Michael Brady Inc.

Map No: 116

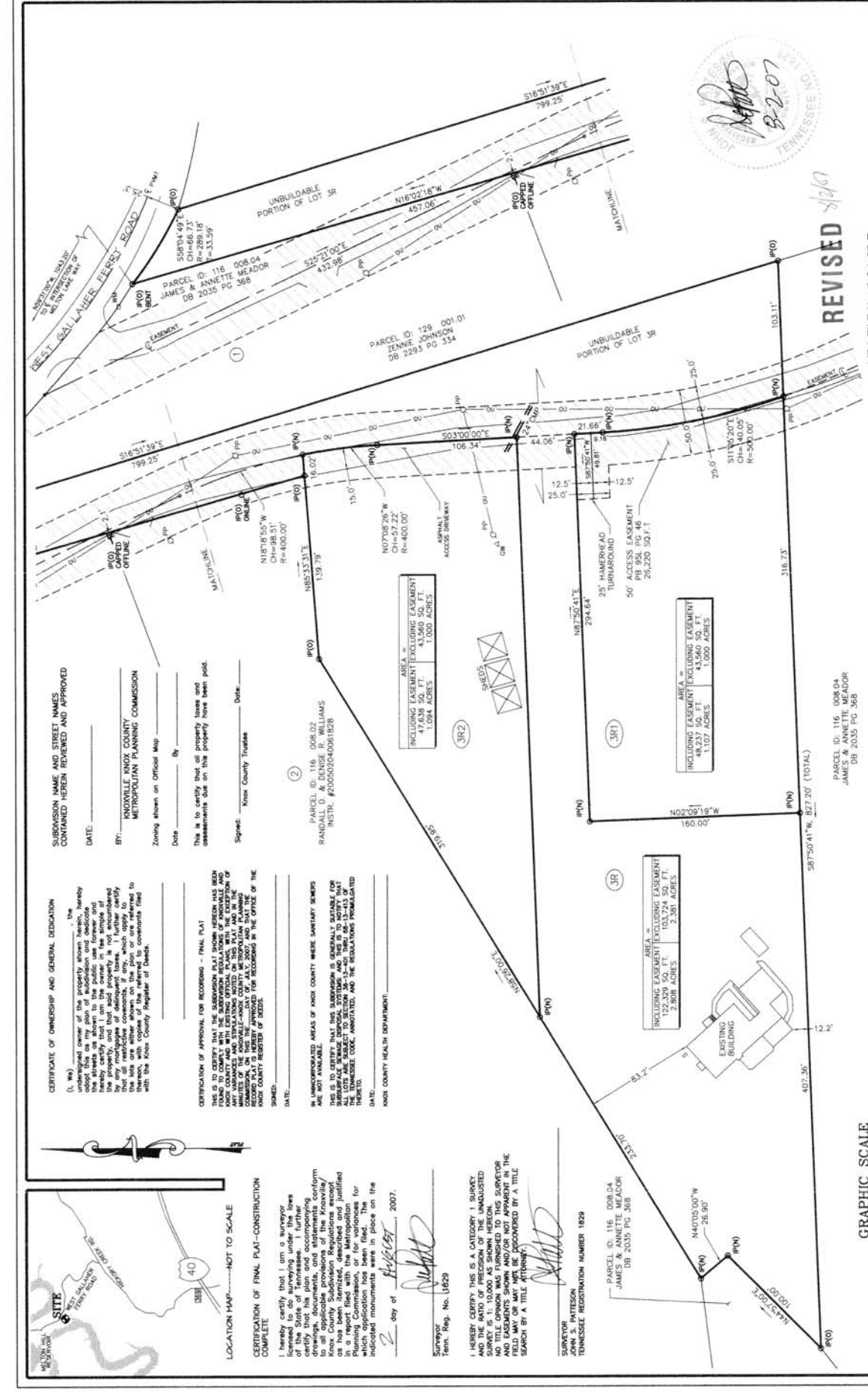
Jurisdiction: County



Final Plat for: Goose Landing, Resubdivision of Lot 3

Original Print Date: 06/29/07 Revised: 08/02/07
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





REVISED

MPC FILE NO. T-SJ-07-F
FINAL PLAT OF:

**RESUBDIVISION OF LOT 3
GOOSE LANDING**

6th CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

CLT. 116
PARCEL: 009.03
DEED REFERENCE: DB 1752, PG 437
PLAT REFERENCE: PB 49L PG 46
APPROVED BY: JOHN S. PATTESON
DRAWN BY: TIM BISHOP
CREW CHIEF: ZEB BEASON
FIELD DATE: 05/23/2007
DRAWING DATE: 06/04/2007
LAST REV. DATE: 07/30/2007
SCALE: 1" = 50'
MBI COMM NUMBER: 071411

OWNER:
JAMES & ANNETTE LUTRELL
2031 CALLAHER FERRY DR.
KNOXVILLE, TN 37932
PH: (865) 691-1139

VARIANCE NOTE:
1.) TO REDUCE THE REQUIREMENTS OF A .1% SLOPE THAT SERVES MORE THAN 6 LOTS TO EXISTING CONDITIONS.

FLOOD NOTE:
By graphic plotting only, the property is in Zone(A) 100-year flood plain. The Flood Insurance Rate Map Community Panel No. TN0202002001 and is not in a Special Flood Hazard Area.

SUBMISSION NAME AND STREET JAMES CONTAINED HEREIN REVIEWED AND APPROVED
DATE: _____
BY: KNOXVILLE, KNOX COUNTY METROPOLITAN PLANNING COMMISSION
Zoning shown on Official Map _____
Date: _____ By: _____
This is to certify that all property lines and measurements shown on this property have been paid.
Signed: _____ Date: _____
Knox County Trustee

PARCEL ID: 116 008.02
RANDALL D. & DENISE R. WILLIAMS
INSTR. #200502040001828

AREA = 47.638 SQ. FT.
INCLUDING EASEMENT EXCLUDING EASEMENT
1.094 ACRES 1.000 ACRES



AREA = 41.107 ACRES
INCLUDING EASEMENT EXCLUDING EASEMENT
41.107 ACRES 1.000 ACRES

- NOTES
- CORNER MONUMENTS AS SHOWN
 - REFER TO LOCATIONS, DEPTHS AND LOCATION OF ALL UNDERGROUND UTILITIES
 - 5' UTILITY AND DRAINAGE EASEMENT EACH SIDE ALL INTERIOR LOT LINES.
 - 10' INSIDE ALL EXTERIOR BOUNDARY LINES AND INTERIOR ROADS, AND RESTRICTIONS OF RECORD.
 - THIS SURVEY PLAT DOES NOT WARRANT TITLE
 - TOTAL AREA = 5.009 ACRES (218,204 S.F.)
 - VERIFY CURRENT ZONING WITH LOCAL GOVERNMENT PLANNING AGENCY PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.
 - PROPERTY ZONED: A (AGRICULTURAL)
 - ASPHALT DRIVEWAY AVERAGE WIDTH IS 15.0'.



MICHAEL BRADY INC.

Architecture Interiors Civil Structural Mechanical Electrical
Surveying Information Systems
Phone: (865) 564-0999
299 N. Veilgarber Rd.
www.mbrarch.com
Fax: (865) 564-5213
Knoxville, TN 37919
mb@mbarch.com

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION
(L. W.) _____
I, _____, owner of the property shown on the hereunto attached plat, do hereby certify that the property shown on this plat is my own property and that the same is to be dedicated to the public use forever and that I have no claim, title, or interest in the property, and that said property is not encumbered by any mortgages or delinquent taxes. I further certify that the plat is a true and correct copy of the plat on file with the Knox County Register of Deeds.

CERTIFICATION OF APPROVAL FOR RECORDS - FINAL PLAT
THIS IS TO CERTIFY THAT THE SUBMISSION PLAT SHOWN HEREON HAS BEEN REVIEWED AND APPROVED FOR RECORDATION BY THE KNOX COUNTY REGISTER OF DEEDS AND THE KNOX COUNTY CLERK OF COURTS AND THE KNOX COUNTY METROPOLITAN PLANNING COMMISSION AND THE KNOX COUNTY REGISTER OF DEEDS.
DATE: _____

IN UNINCORPORATED AREAS OF KNOX COUNTY WHERE SANITARY SEWERS ARE NOT AVAILABLE:
THIS IS TO CERTIFY THAT THIS SUBMISSION IS SUBMITTED IN ACCORDANCE WITH THE KNOX COUNTY HEALTH DEPARTMENT AND THE KNOX COUNTY REGISTER OF DEEDS.
DATE: _____
KNOX COUNTY HEALTH DEPARTMENT

DATE: _____
I HEREBY CERTIFY THIS IS A CATEGORY 1 SURVEY AND THE ACCURACY OF THIS SURVEY IS AS SHOWN HEREON. THE SURVEY IS 1:10,000 AS SHOWN HEREON. THE SURVEY IS BASED ON THE FIELD MEASUREMENTS AND THE FIELD MEASUREMENTS AND EASEMENTS SHOWN AND/OR NOT SHOWN IN THE FIELD MAY OR MAY NOT BE DISCOVERED BY A TITLE SEARCH BY A TITLE ATTORNEY.

SURVEYOR
JOHN S. PATTESON
TENNESSEE REGISTRATION NUMBER 1829

DATE: _____
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 plat and statements conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except in those instances where the regulations are in a report filed with the Metropolitan Planning Commission, or for variations for indicated monuments were in place on the date of _____, 2007.

2931 West Gallaher Ferry Road
Knoxville, TN 37932
865-691-1139

July 27, 2007



Knox County Metropolitan Planning Commission
Suite 403 City County Building
400 Main Street
Knoxville, TN 37902

7-SJ-07-F

Dear Mr. Donaldson:

My wife and I reside at 2931 West Gallaher Ferry Road, a five-acre tract of land, in Goose Landing Subdivision. It is our desire to give our two children one-acre each (subdivided from this tract) to build homes for their families. The survey work has been completed by Michael Brady Inc.

MPC staff member Emily Dills is bound by Knox County code to reject my request because two additional lots will exceed the maximum limit of driveways connected to a private drive. We respectfully request you to evaluate the following facts, and we seek your approval of a variance to allow my children to build their homes.

- Bruce Wuethrich, Director of Knox County Engineering, will approve variances.
- The private road is paved and wide enough for two full-sized SUVs to pass safely.
- Traffic on this road is minimal.
- There is a full turn around at the end of the road, and it is wide enough to serve large delivery trucks.
- The road is maintained by the neighborhood association. Our association intends to resurface the road within the next 12 to 18 months. Association members have paid dues for this purpose since 1989.
- My five-acre tract has a boundary on West Gallaher Ferry Road. The driveway to my house is actually near West Gallaher Ferry Road.
- A large sign is erected at the entrance which designates the name of the subdivision and house numbers. There are additional house numbers available for the post office.
- Knox County Environmental Services have pre-approved two separate septic systems for each one-acre tract of land. City water is available for these tracts.
- Two new homes will generate additional property tax revenue for Knox County.

Your approval to grant a variance from the Knox County code will be greatly appreciated by me, my wife, our children, and their families, more than you will ever know.

Respectfully yours,

A handwritten signature in cursive script that reads "Sam M. Luttrell".

Sam M. Luttrell

Enc. 4
cc. All Knoxville-Knox County MPC Members

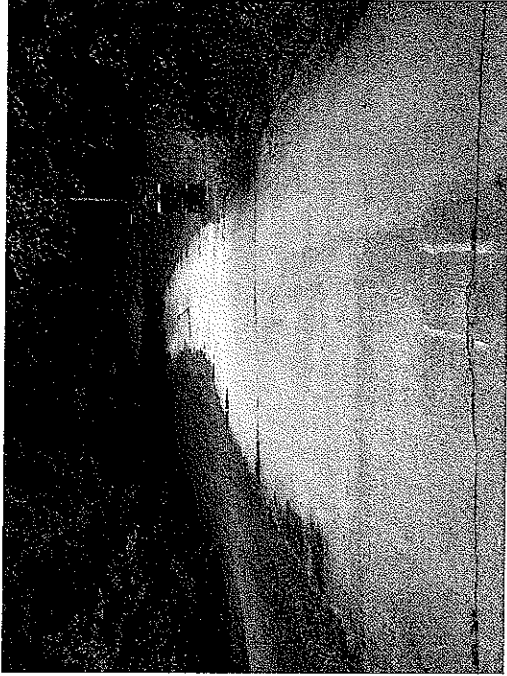
Agenda Item # 29

MPC August 9, 2007

Goose Landing Entrance



Progression from head of Private Drive to Luttrell Driveway

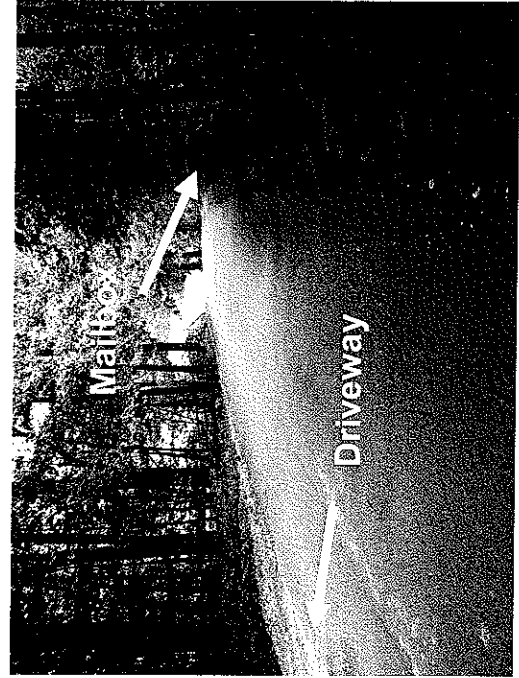


Head of Private Drive

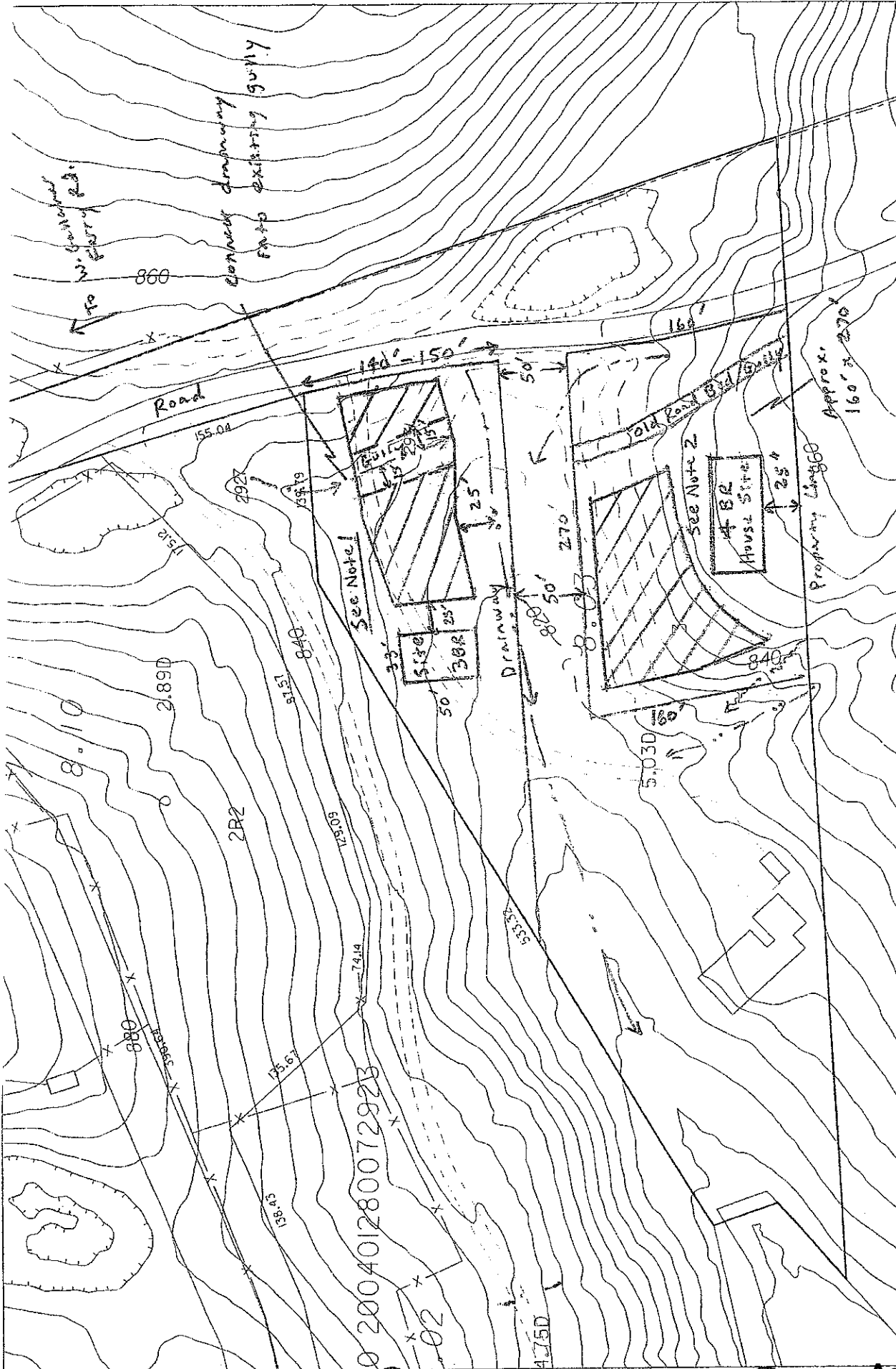
Traveling toward 2931



2nd right 2931



View from 2931 back toward Gallaher Ferry



Note 1 200' setback required from front of house to edge of road.

Note 2 25' setback required from base of house to property line.

Hatched marked areas reserved for driveway only. Approved for 3 bedrooms, garage, porch and well septic on 32' x 10' x 10' area reserved for driveway only. Approved for 4 bedrooms maximum (w/ basement).

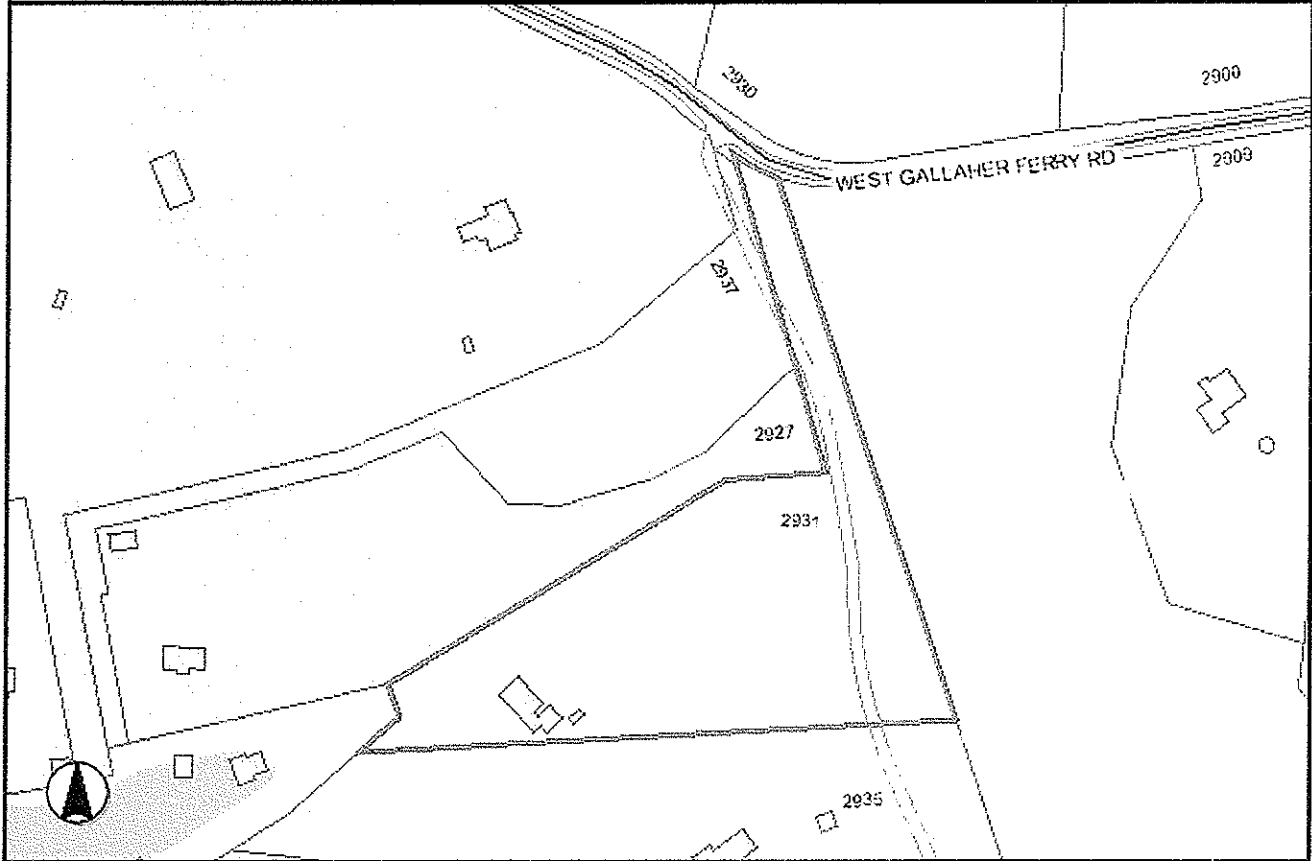
SCALE: 1" = 100' (AT FULL SCALE)



1" = 100' Printed: 4/30/2007

By: L.A. Roubert, R.E.S.
05-08-07

KGIS - Knoxville, Knox County, K.U.B. Geographic Information System



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0 241ft

Legend

