KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - FINAL

▶ **FILE #:**	**7-SC-06-F**	**AGENDA ITEM #:**	**30**
POSTPONEMENT(S):	7/13/2006-12/14/2006	**AGENDA DATE:**	**1/11/2007**
▶ **SUBDIVISION:**	**JAY G. SHERRED PROPERTY**		
▶ **APPLICANT/DEVELOPER:**	**BRUCE SHERROD**		
OWNER(S):	GLAYDS SHERROD ESTATE		

TAX IDENTIFICATION:	73 80, 80.03, 80.04
JURISDICTION:	County Commission District 8
▶ **LOCATION:**	**North side of Strawberry Plains Pike, east of S. Woodale Rd**
SECTOR PLAN:	East County
GROWTH POLICY PLAN:	Urban Growth Area (Outside City Limits)
▶ **APPROXIMATE ACREAGE:**	**37 acres**
▶ **NUMBER OF LOTS:**	**5**
▶ **ZONING:**	**A (Agricultural)**
SURVEYOR/ENGINEER:	Eddy Garrett
▶ **VARIANCES REQUIRED:**	**1. To reduce the requirements of the JPE to existing conditions.**

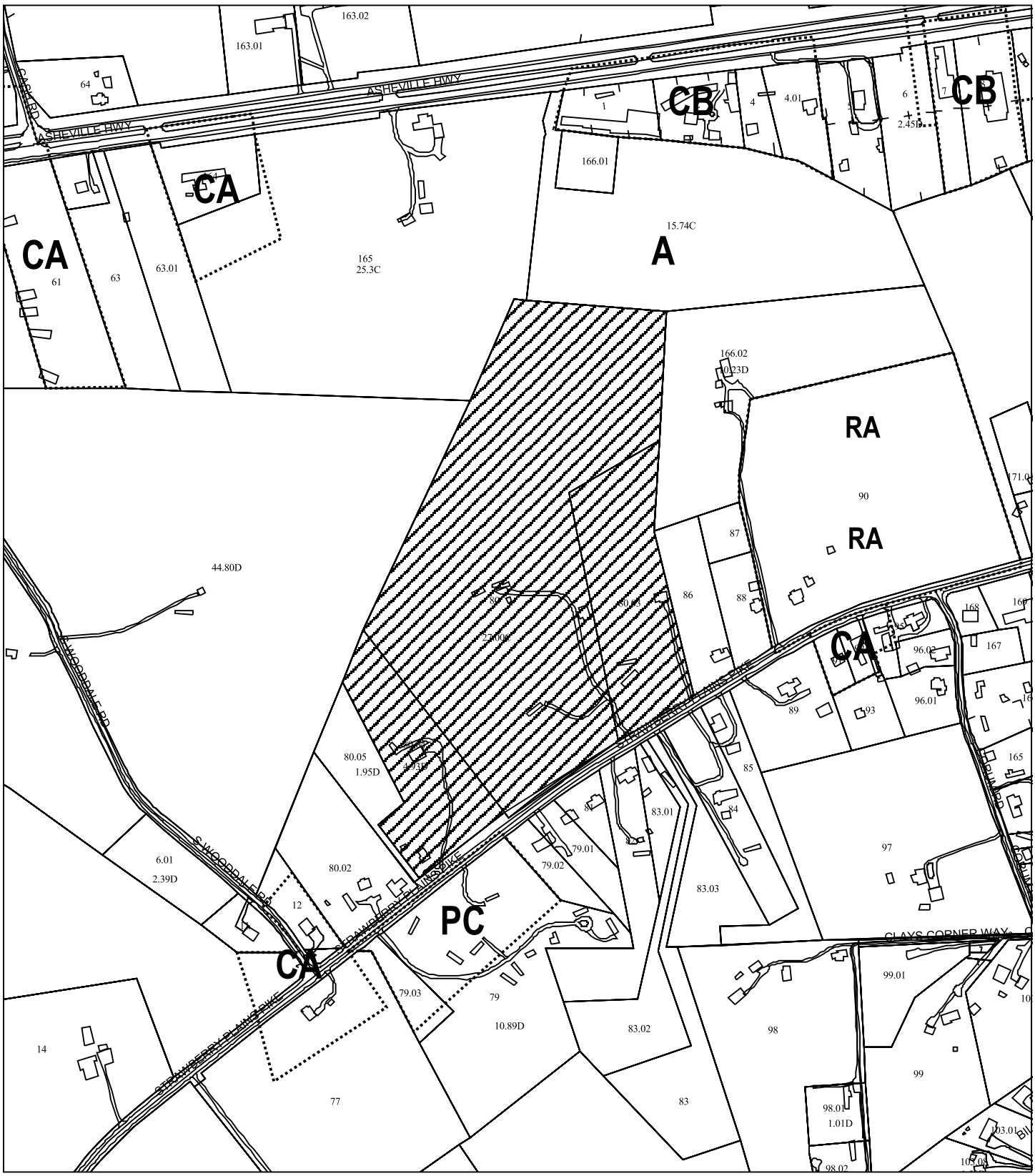
STAFF RECOMMENDATION:

▶ **Deny Variance**
DENY Final Plat

COMMENTS:

Staff has recommended denial of the requested variance and the Final Plat because the existing conditions of the JPE do not meet the requirements of the Minimum Subdivision Regulations and with the size of the lots being created the lots could be resubdivided into additional lots in the future.

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-SC-06-F
FINAL SUBDIVISION PLAT

Final Plat for: Jay G. Sherred Property

Original Print Date: 06/23/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Subdivision: Bruce Sherrod

Map No: 73

Jurisdiction: County

0 500'

N

COVER SHEET

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

(I/WE) The Estate of Gladys Sherrod THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ACCEPT AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY HERTIFY THAT (I/WE) 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 EASEMENT AS SHOWN ON THE PLAT. I FURTHER CERTIFY THAT ALL RESTRICTIVE COVENANTS, IF ANY, WHICH APPLY TO THE LOTS ARE EITHER SHOWN ON THE PLAT OR ARE REFERRED TO THEREON, WITH COPIES OF THE REFERRED TO COVENANTS FILED WITH THE KNOX COUNTY REGISTER OF DEEDS.

Nancy L. Langston

Bonnie Sherrod

CERTIFICATION OF APPROVAL FOR RECORDING-FINAL 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, WITH THE EXCEPTIONS OF ANY VARIANCES AND STIPULATIONS NOTED ON THIS PLAT AND IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION, ON THIS THE _____ DAY OF _____, 200___, AND THAT THE RECORDED PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.

SIGNED: _____

DATE: _____

MPC VARIANCE:
TO REDUCE THE REQUIREMENTS OF THE JOINT PERMANENT EASEMENT TO EXISTING CONTIDITIONS.

DATE APPROVED

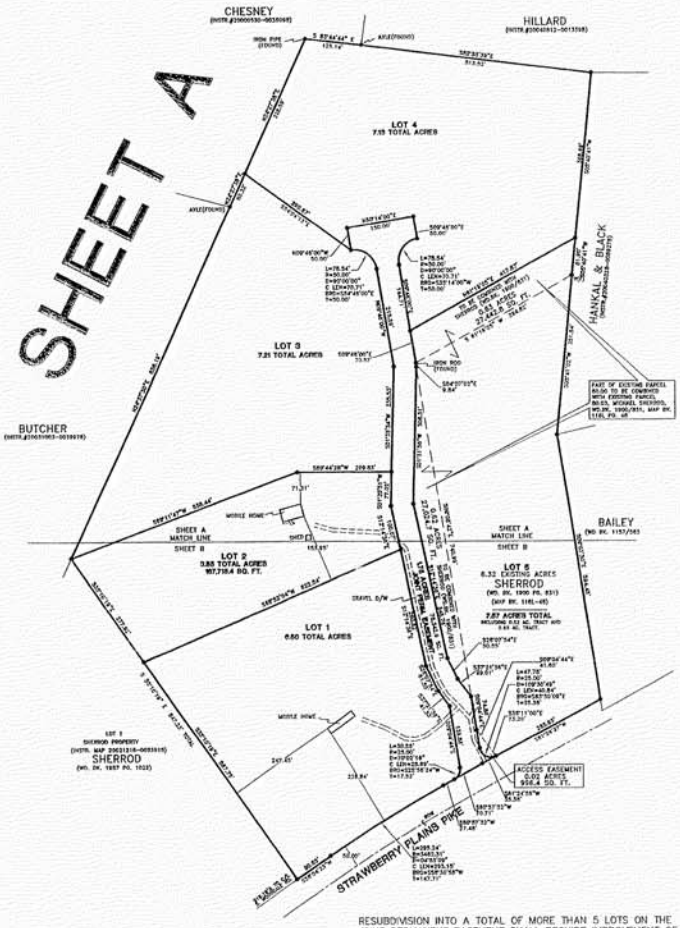
This is to certify that the subdivision shown hereon is approved subject to the installation of sanitary sewers and treatment facilities and that such installation shall be in accordance with state and local regulations.

11-28-06 John Vidlotte
Date Knox County Health Department

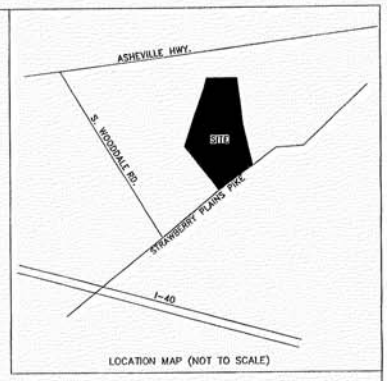
Lots 3+4 only

SHEET A

SHEET B



RECORDED PLAT BK. 20021218-0053915)



LOCATION MAP (NOT TO SCALE)

GRAPHIC SCALE

NOTES:
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- THE ROAD WAY IS A 20' WIDE GRAVEL SURFACE.
- THE GRADE OF THE JOINT PERMANENT EASEMENT IS LESS THAN 12%.

PROPERTY OWNERS:
- MICHAEL SHERROD AND KATHY 7937 STRAWBERRY PLAINS PIKE KNOXVILLE, TN. 37924
PH: 773-4857
- JAY G. SHERROD 8221 STRAWBERRY PLAINS PIKE KNOXVILLE, TN. 37924
PH: 933-3278
- BRUCE W. SHERROD AND DIANNE 7917 STRAWBERRY PLAINS PIKE KNOXVILLE, TN. 37924
PH: 933-3778

COUNTY - RELEASE OF EASEMENTS. EXCEPT AS NOTED OR SHOWN ON THIS PLAT, THE FOLLOWING PARTIES HEREBY CONSENT TO THE RELEASE OF ALL RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT IN THE UTILITY AND DOING EASEMENTS ALONG THE ORIGINAL LOT LINES ELIMINATED BY THIS MAP, ON THE CONDITION THAT THE NEW UTILITY AND DRAINAGE EASEMENTS ARE PROVIDED ALONG THE NEW PROPERTY LINES.

COUNTY HIGHWAY DEPT. SIGNATURE _____

UTILITIES:
WATER _____
POWER _____
SEWER _____
GAS _____
TELEPHONE _____
CABLE TV _____

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 through 68-13-413 OF THE TENNESSEE CODE ANNOTATED, AND THE REGULATIONS PROMULGATED THERETO.

11-28-06
DATE
John Vidlotte
KNOX COUNTY HEALTH DEPT.
Lots 1-2+5 only

SUBDIVISION NAME AND STREET NAME CONTAINED HEREON REVIEWED AND APPROVED. DATE: _____
BY: _____
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 2 SURVEY AND THE RATIO PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000 AS SHOWN THEREON.

Eddy R. Garrett
EDDY R. GARRETT, RLS NO. 1544

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, 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 HAS BEEN FILED. THE MONUMENTS WERE IN PLACE ON THE

8TH DAY OF MAY 2006.

Eddy R. Garrett
EDDY R. GARRETT, RLS NO. 1544

RESUBDIVISION INTO A TOTAL OF MORE THAN 5 LOTS ON THE JOINT PERMANENT EASEMENT SHALL REQUIRE IMPROVEMENT OF THE EASEMENT TO THE STANDARDS REQUIRED FOR JOINT PERMANENT EASEMENTS SERVING OVER 5 LOTS, AS SPECIFIED IN SECTION 64-24.6.

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

ZONING SHOWN ON OFFICIAL MAP _____

DATE _____ BY _____

EDDY R. GARRETT REGISTERED LAND SURVEYOR XII AGRICULTURE
05/08/06
TENNESSEE No. 1544

MPC# 7-SC-06-F M# _____

SUBDIVISION OF THE JAY G. SHERROD, JR. PROPERTY AND THE RESUBDIVISION OF THE SHERROD PROPERTY (MAP#20021218-0053915) AND THE RESUBDIVISION OF MAP BK. 116L PG. 48)

REVISED 11/30/06

SURVEY FOR JAY G. SHERROD, JR.
DISTRICT 8 COUNTY OF KNOX, TENNESSEE
PROPERTY ADDRESS 7925 STRAWBERRY PLAINS PIKE
*TAX MAP 073 GROUP _____ PARCEL 080
WARRANTY DEED BK. 1377 PAGE 785
*TAX MAP 073 GROUP _____ PARCEL 80.03
WARRANTY DEED BK. 1900 PAGE 831
MAP BOOK 116L-48
BEARING BASE RECORDED PLAT BK. 20021218-0053915)

GARRETT & ASSOCIATES
EDDY R. GARRETT R.L.S #1544
4839 SHADY RD.
STRAWBERRY PLAINS, TN 37871
PHONE: (865)-933-5622
FAX: (865)-933-1277

SCALE 1"=100' DATE 05/08/06 DRAWN BY gab DRAWING NO. 05-399R

C:\sc2000\WORK\05_work2005\05-399R2A.dwg Oct 02, 2006 - 9:32am

SHEET A

MPC VARIANCE:
TO REDUCE THE REQUIREMENTS OF THE JOINT PERMANENT EASEMENT TO EXISTING CONTIDITIONS.

DATE APPROVED _____

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Nancy L. Langston

Bruce Sherrod

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11-2-06
DATE

John Vickers
KNOX COUNTY HEALTH DEPT.

Lots 1-2+5 only

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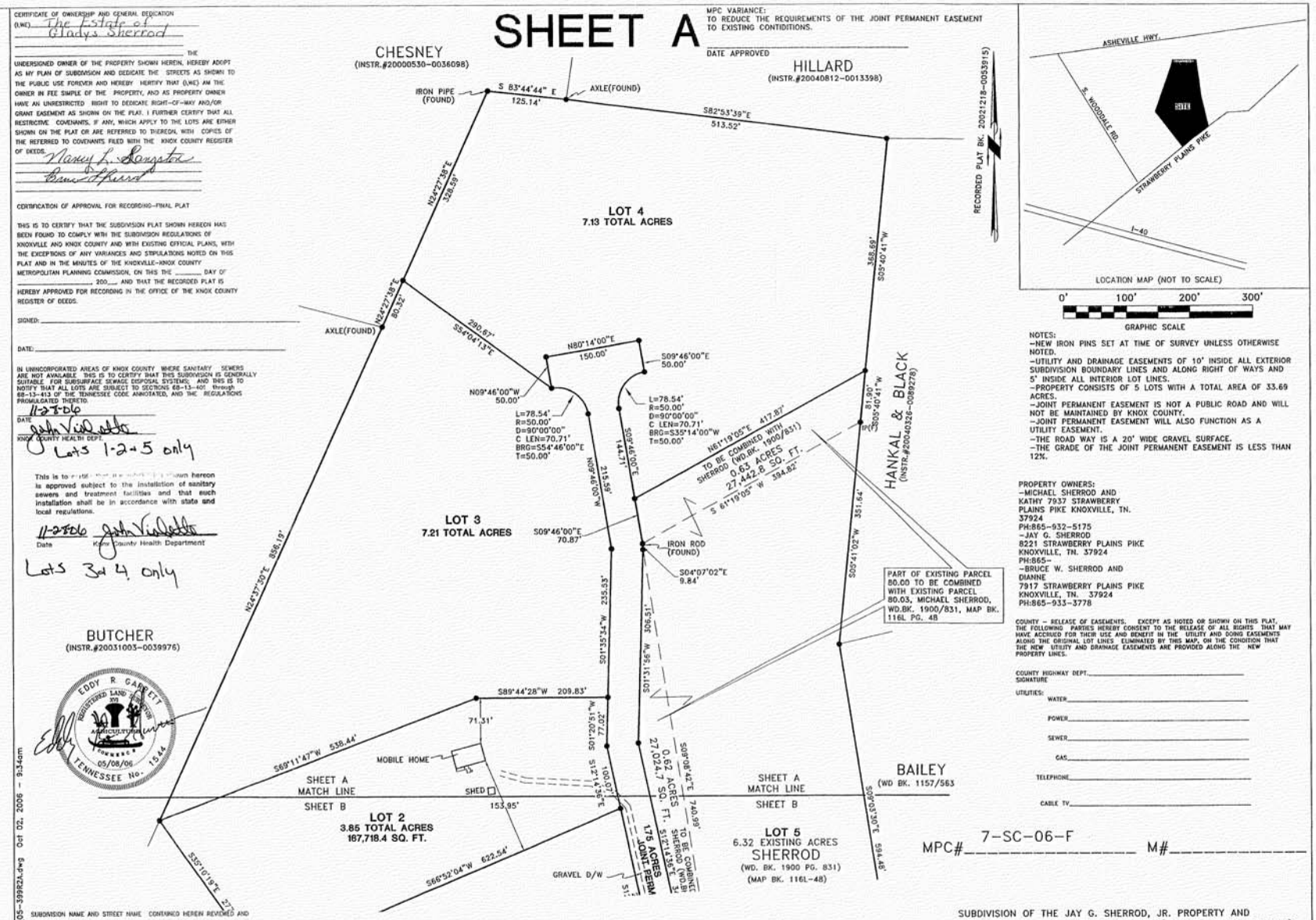
Date Knox County Health Department

Lots 3 + 4 only



LOCATION MAP (NOT TO SCALE)

0' 100' 200' 300'

GRAPHIC SCALE

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PLAINS PIKE KNOXVILLE, TN.
37924
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-JAY G. SHERROD
8221 STRAWBERRY PLAINS PIKE
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PH:865-
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MPC# 7-SC-06-F M# _____

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KNOXVILLE KNOX COUNTY
METROPOLITAN PLANNING COMMISSION

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SIGNED _____ DATE _____
CITY TAX CLERK

SIGNED _____ DATE _____
KNOX COUNTY TRUSTEE

ZONING SHOWN ON OFFICIAL MAP _____

DATE _____ BY _____

SUBDIVISION OF THE JAY G. SHERROD, JR. PROPERTY AND THE RESUBDIVISION OF THE SHERROD PROPERTY (MAP#20021218-0053915) AND THE RESUBDIVISION OF MAP BK. 116L PG. 48)

SURVEY FOR JAY G. SHERROD, JR.
DISTRICT 8 COUNTY OF KNOX, TENNESSEE
PROPERTY ADDRESS 7925 STRAWBERRY PLAINS PIKE
• TAX MAP 073 GROUP _____ PARCEL 080
WARRANTY DEED BK. 1377 PAGE 785
• TAX MAP 073 GROUP _____ PARCEL 80.03
WARRANTY DEED BK. 1900 PAGE 831
MAP BOOK 116L-48
BEARING BASE RECORDED PLAT BK. 20021218-0053915)

GARRETT & ASSOCIATES
EDDY R. GARRETT R.L.S #1544
4839 SHADY RD.
STRAWBERRY PLAINS, TN 37871
PHONE: (865)-933-5622
FAX: (865)-933-1277

SCALE 1"=100' DATE 05/08/06 DRAWN BY gab DRAWING NO. 05-399R

C:\sc2000\WORK\05_work2005\05-399R2x.dwg Oct 02, 2006 - 9:34am

SHEET B

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Nancy L. Langston

Bruce Sherrod

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DATE 11-28-06

KNOX COUNTY HEALTH DEPT.

MPC VARIANCE:
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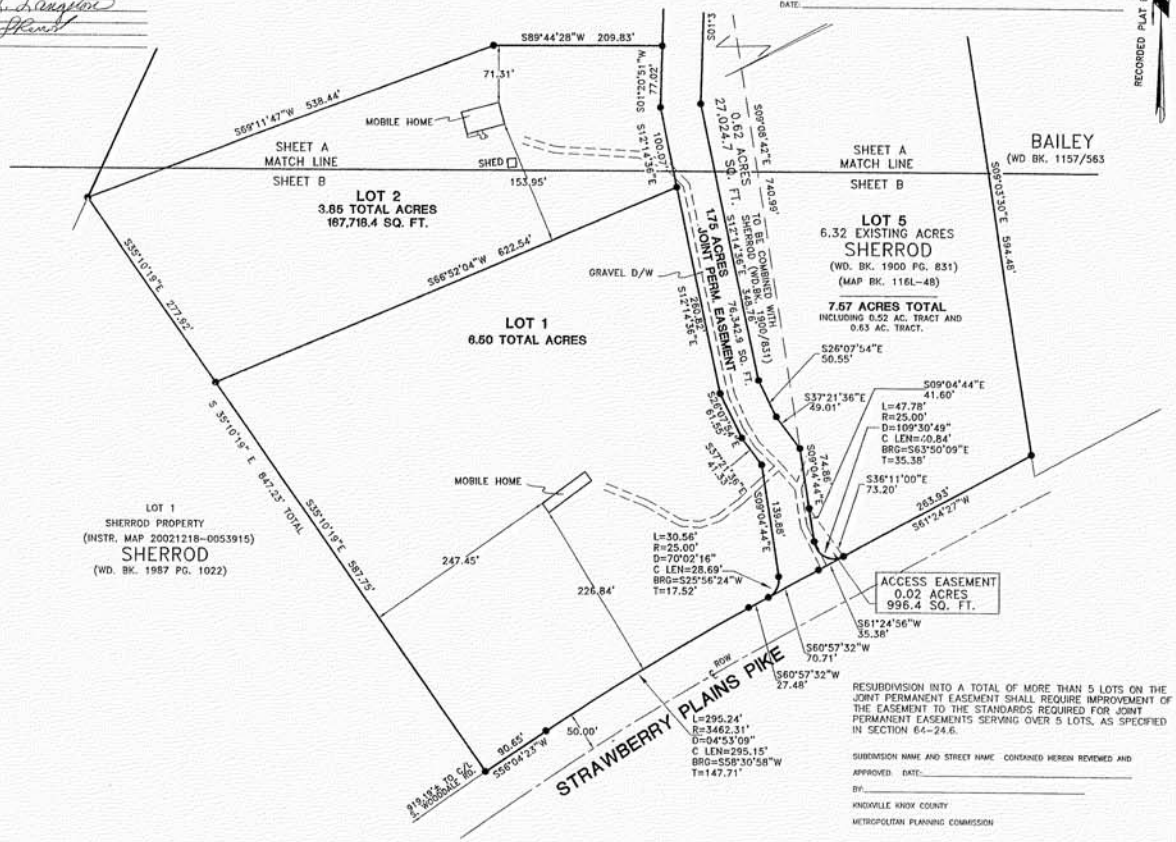

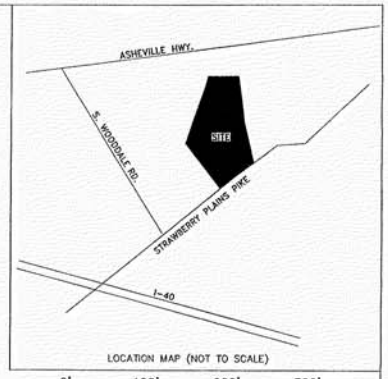

LOCATION MAP (NOT TO SCALE)

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SUBDIVISION NAME AND STREET NAME CONTAINED HEREIN REVIEWED AND APPROVED. DATE: _____

BY: _____

KNOXVILLE KNOX COUNTY METROPOLITAN PLANNING COMMISSION

MPC# 7-SC-06-F M# _____

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EDDY R. GARRETT, RLS NO. 1544

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SIGNED _____ DATE _____
CITY TAX CLERK

SIGNED _____ DATE _____
KNOX COUNTY TRUSTEE

ZONING SHOWN ON OFFICIAL MAP _____

DATE _____ BY _____

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SUBDIVISION OF THE JAY G. SHERROD, JR. PROPERTY AND THE RESUBDIVISION OF THE SHERROD PROPERTY (MAP#20021218-0053915) AND THE RESUBDIVISION OF MAP BK. 116L PG. 48)

SURVEY FOR JAY G. SHERROD, JR.

DISTRICT 8 COUNTY OF KNOX, TENNESSEE

PROPERTY ADDRESS 7925 STRAWBERRY PLAINS PIKE

*TAX MAP 073 GROUP _____ PARCEL 080

WARRANTY DEED BK. 1377 PAGE 785

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MAP BOOK 116L-48

BEARING BASE RECORDED PLAT BK. 20021218-0053915)

SCALE 1"=100' DATE 05/08/06 DRAWN BY gab DRAWING NO. 05-399R

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