



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

▶ **FILE #:** 4-SJ-08-F

AGENDA ITEM #: 29

AGENDA DATE: 4/10/2008

▶ **SUBDIVISION:** WANZA C. & EDWARD G. HILL PROPERTY

▶ **APPLICANT/DEVELOPER:** WANZA & EDWARD HILL

OWNER(S): Wanza & Edward Hill

TAX IDENTIFICATION: 11 P/O 13.05

JURISDICTION: County Commission District 8

▶ **LOCATION:** Southwest side of Hill Rd, 1075' south of Pleasant Gap Dr.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 1.5 acres

▶ **NUMBER OF LOTS:** 1

▶ **ZONING:** A (Agricultural)

SURVEYOR/ENGINEER: Robert G. Campbell

▶ **VARIANCES REQUIRED:**

STAFF RECOMMENDATION:

▶ **DENY Final Plat**

COMMENTS:

Staff has recommended denial of this Final Plat because a revised plat or request for other action from the applicant was not received by corrections deadline.

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.



**4-SJ-08-F
FINAL SUBDIVISION PLAT**



Final Plat for: Wanza C. & Edward G. Hill Property

Subdivision: Wanza & Edward Hill

Map No: 11

Jurisdiction: County

Original Print Date: 03/27/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



1. I, **WANDA C. HILL AND EDWARD G. HILL AS TRUSTEES OF THE MICHELLE R HILL TRUST**, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY SHOWN THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE OF THE PROPERTY AND AS PROPERTY OWNER HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT OF WAY FURTHER CERTIFY THAT ALL RESTRICTIVE COVENANTS, IF ANY, WHICH APPLY TO THE LOTS AND BLOCKS SHOWN REFERRED TO COVENANTS FILED WITH THE KNOX COUNTY REGISTER OF DEEDS.

SIGNATURE _____
 SIGNATURE _____
 THIS IS TO CERTIFY THAT THIS SUBDIVISION IS GENERALLY SUITABLE FOR THE PURPOSES AND USES INTENDED AND THAT THIS IS TO NOTIFY THAT ALL LOTS ARE SUBJECT TO SECTION 48-13-401 THROUGH 48-13-413 OF THE TENNESSEE CODE ANNOTATED, AND THE REGULATIONS PROMULGATED THEREIN.
 KNOX COUNTY HEALTH DEPARTMENT _____

ZONING DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS LOCATED SHALL BE INDICATED AS SHOWN ON THE ZONING MAP BY THE PLANNING COMMISSION AS FOLLOWS:
 ZONING SHOWN ON OFFICIAL MAP _____
 DATE _____ BY _____

SUBDIVISION NAMES AND STREET NAMES CONTAINED HEREIN ARE APPROVED
 DATE _____ BY _____
 METROPOLITAN PLANNING COMMISSION

I HEREBY CERTIFY THAT TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.
 STORED _____ DATE _____
 KNOX COUNTY TRUSTEE



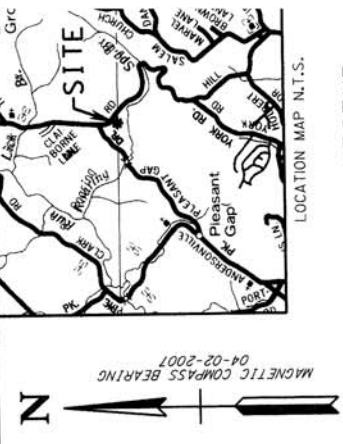
I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING IN THE STATE OF TENNESSEE AND THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN OTHERWISE DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH WHICH APPLICATION HAS BEEN FILED. A BOND HAS BEEN POSTED TO GUARANTEE THE ACCURACY OF THIS SURVEY AND THE SURVEYOR'S OBLIGATION TO THE PUBLIC UNDER THE PROVISIONS OF THE SURVEYING ACT.
 SURVEYOR _____
 TENNESSEE CERTIFICATE NO. 1996
 I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE PRECISION OF THE UNDISTURBED SURVEY IS
 SURVEYOR _____
 TENNESSEE REG. NO. 1996

CERTIFICATE OF APPROVAL FOR RECORDING - ONE LOT SUBDIVISION
 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 MAPS AND THE RECORD AT THE KNOX COUNTY REGISTER OF DEEDS.
 SIGNED: _____ DATE: _____
 SECRETARY

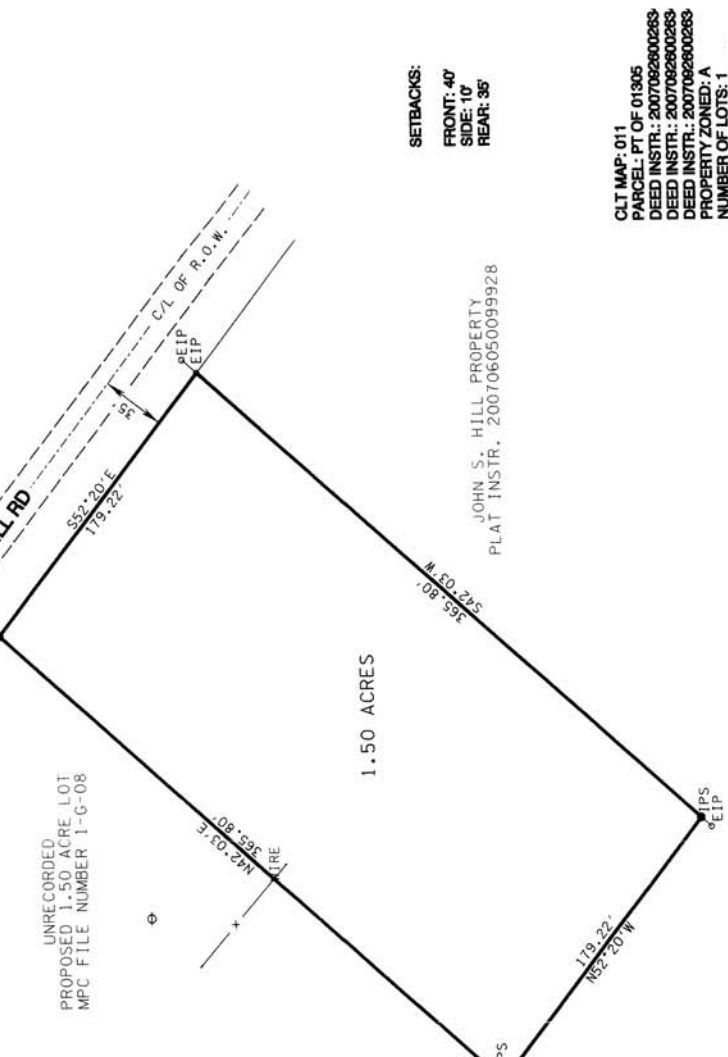
UNRECORDED
 PROPOSED 1.50-ACRE LOT
 MPC FILE NUMBER 1-G-08

±/- 17.05 ACRES
 REMAINING PROPERTY OF
 WANDA C. HILL &
 EDWARD G. HILL AS TRUSTEES OF
 THE MICHELLE R HILL TRUST
 DEED INSTR. 200709260026341
 DEED INSTR. 200709260026342
 DEED INSTR. 200709260026343

NOTES:
 1) EXISTING MONUMENTS AS SHOWN,
 ALL OTHERS SET BY RGC&A.
 2) A 10' DRAINAGE AND/OR UTILITY EASEMENT EXISTS
 INSIDE AN EXTERIOR LOT LINES AND ROADS, 5' EACH
 SIDE OF INTERIOR LOT LINES.
 3) THIS PLAT INDICATES A PROPERTY BOUNDARY
 ENCROACHMENT. IT HAS NOT BEEN ADDRESSSED BY
 PLAT REVIEWING AGENCIES OWNERS RESPONSIBLE
 FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.



LEGEND
 O/E/P EXISTING IRON PIN
 @/P/S IRON PIN SET



SETBACKS:
 FRONT: 40'
 SIDE: 10'
 REAR: 35'

CLT MAP: 011
 PARCEL: PT OF 01305
 DEED INSTR.: 20070926002634
 DEED INSTR.: 20070926002634
 DEED INSTR.: 20070926002634
 PROPERTY ZONED: A
 NUMBER OF LOTS: 1
 TOTAL ACREAGE: 1.50 AC.

SURVEY FOR WANZA C. HILL & EDWARD G. HILL		DRAWN BY DED	
DIST NO. SIX KNOX CO, TN	SCALE 1"=60'	PROJECT NUMBER 07003	
SURVEYED BY ROBERT G. CAMPBELL & ASSOC., L.P.		DATE 01-26-08	REVISED 02-27-08

ENGINEER:
ROBERT G. CAMPBELL & ASSOC., L.P.
 5308 PLEASANT GAP DRIVE
 KNOXVILLE, TN, 37938
 PHONE: 865-941-5956
 PHONE: 865-922-2251

JOHN S. HILL PROPERTY
 PLAT INSTR. 200706050099928

MPC FILE NUMBER 1-G-08

4-SJ-08-F
 2-28-08
 1/3

Final Plat