

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

▶ **FILE #:** 11-SF-15-F

**AGENDA ITEM #:** 20

**AGENDA DATE:** 11/12/2015

▶ **SUBDIVISION:** KENNETH AND JEANETTE BENNETT PROPERTY

▶ **APPLICANT/DEVELOPER:** ACRE BY ACRE SURVEYING

**OWNER(S):** Kenneth and Jeanette Bennett

**TAX IDENTIFICATION:** 31 P/O 125.04

[View map on KGIS](#)

**JURISDICTION:** County Commission District 8

**STREET ADDRESS:**

▶ **LOCATION:** North side of a private un-named JPE, north of Sunrise Road and northwest of Millertown Pike

**SECTOR PLAN:** Northeast County

**GROWTH POLICY PLAN:** Rural Area

▶ **APPROXIMATE ACREAGE:** 2.5 acres

▶ **NUMBER OF LOTS:** 1

▶ **ZONING:** A (Agricultural)

**SURVEYOR/ENGINEER:** Acre by Acre

▶ **VARIANCES REQUIRED:**

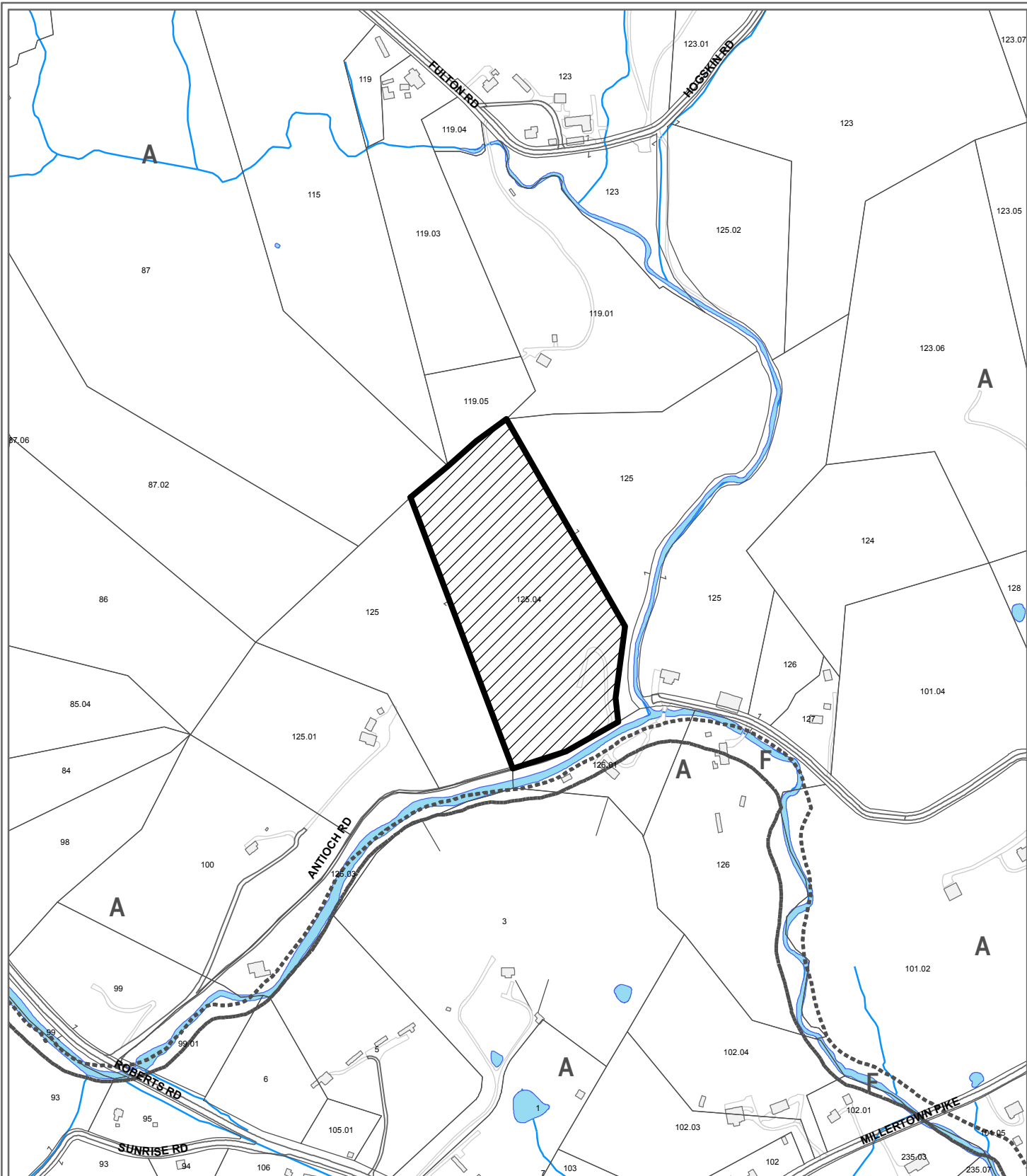
**STAFF RECOMMENDATION:**

▶ **DENY Final Plat**

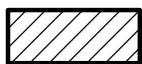
**COMMENTS:**

MPC staff received revised copies by corrections deadline. The applicants have applied to subdivide their 13 plus acre tract and create one new lot containing 2.5 acres. There was in the past, as recent as 2003, a dwelling located on this property. The property is served by a platted, private Joint Permanent Easement. The JPE was created when the Knox County Public right of way was closed and combined with the adjoining property on both sides of the closed right of way. Where the JPE meets Roberts Road there is limited sight distance to the north which creates a safety concern. Because of the insufficient sight distance MPC staff and Knox County Engineering and Public Works cannot support approval of the plat.

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.



**11-SF-15-F  
FINAL SUBDIVISION PLAT**



Final Plat For: Kenneth and Jeanette Bennett Property

Original Print Date: 11/5/2015      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Acre by Acre Surveying

Map No: 31  
Jurisdiction: County



CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

(I, WE) \_\_\_\_\_ THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT THIS AS (MY, OUR) PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT (I AM, WE ARE) THE OWNER(S) IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER(S) HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAT.

SIGNATURE(S) \_\_\_\_\_

ZONING SHOWN ON OFFICIAL MAP \_\_\_\_\_

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

SIGNED: \_\_\_\_\_ CITY TAX CLERK DATE \_\_\_\_\_

SIGNED: \_\_\_\_\_ KNOX COUNTY TRUSTEE DATE \_\_\_\_\_

ADDRESSING DEPARTMENT CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE/KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS.

SIGNED: \_\_\_\_\_

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

IN THE CITY OF KNOXVILLE AND SEWERED AREAS OF KNOX COUNTY

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.

DATE \_\_\_\_\_ KNOX COUNTY HEALTH DEPARTMENT

CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY

I CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000

REGISTERED LAND SURVEYOR \_\_\_\_\_ TENNESSEE REG. NO. \_\_\_\_\_

CERTIFICATION OF FINAL PLAT - CONSTRUCTION COMPLETE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED TO PRACTICE 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 INDICATED MONUMENTS WERE IN PLACE

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

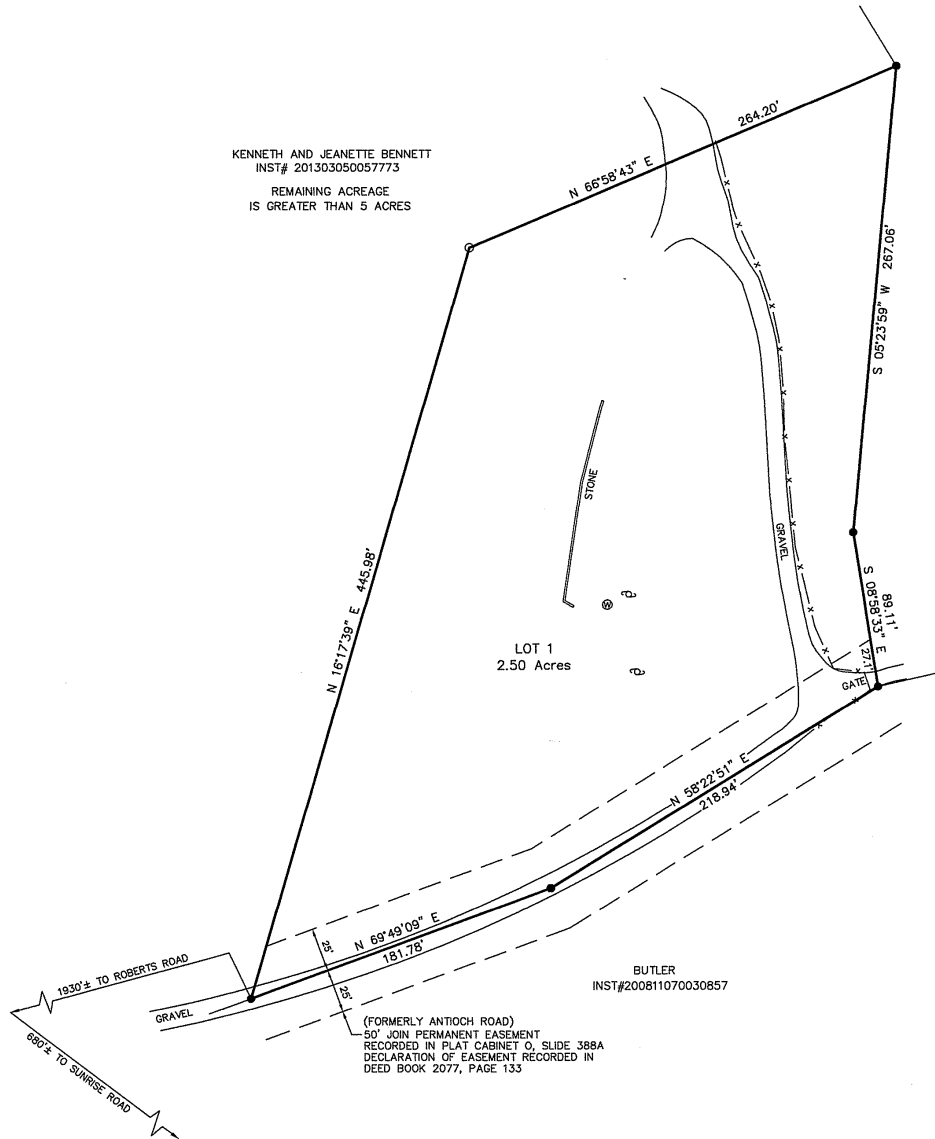


CERTIFICATE OF APPROVAL FOR RECORDING - ADMINISTRATIVE PLAT

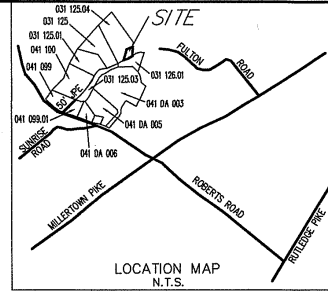
THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, AND THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.

SIGNED: \_\_\_\_\_

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



OWNER:  
KENNETH AND JEANETTE BENNETT  
3712 ROBERTS ROAD  
CORYTON, TN 37721  
(865)



KENNETH AND JEANETTE BENNETT  
INST# 201303050057773  
REMAINING ACREAGE  
IS GREATER THAN 5 ACRES

KENNETH AND JEANETTE BENNETT  
DEED BOOK 2224, PAGE 972

LEGEND:

- IRON PIN AND CAP SET ○
- IRON PIN FOUND ●
- FENCE — x — x —
- UTILITY POLE ○
- OVERHEAD UTILITIES ———
- MANHOLE (S)
- SEWER LINE — s —
- WELL @
- EDGE PAVEMENT EP

NOTES:

- 1) IRON PINS AT ALL CORNERS, OR AS NOTED ON MAP.
- 2) 10' UTILITY & DRAINAGE EASEMENTS INSIDE PERIMETER AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
- 3) THIS PROPERTY CONTAINS A TOTAL OF 2.50 ACRES OF ONE LOT.
- 4) UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
- 5) PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED TO SURVEYOR PRIOR TO SURVEY.

FINAL PLAT OF KENNETH AND JEANETTE BENNETT PROPERTY	
LOCATION:	TAX I.D. # MAP 31, PART OF PARCEL 125.04
DEED REF:	8th CIVIL DISTRICT KNOX COUNTY, TENNESSEE INST# 201303050057773
DATE:	07/06/15 SCALE 1"=50'
<b>ACRE by ACRE SURVEYING</b>	
P.O. BOX 18435 KNOXVILLE, TN 37928-2435 PHONE (865) 686-0686 DRAWING # 15080 EMAIL <a href="mailto:sumstead@ellsouth.net">sumstead@ellsouth.net</a>	