



# SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 3-SA-23-F

**AGENDA ITEM #:** 42

**AGENDA DATE:** 3/9/2023

▶ **SUBDIVISION:** RESUBDIVISION OF PART OF LOT 5 OF MORNINGSIDE FARMS

▶ **APPLICANT/DEVELOPER:** NED FERGUSON

**OWNER(S):** Robert & Jessica Turner

**TAX IDENTIFICATION:** 144 03703 (PART OF)

[View map on KGIS](#)

**JURISDICTION:** County Commission District 5

**STREET ADDRESS:** 1229 Mourfield Rd.

▶ **LOCATION:** Northeast of I-40, south of Mourfield Rd

**SECTOR PLAN:** Southwest County

**GROWTH POLICY PLAN:** Planned Growth Area

▶ **APPROXIMATE ACREAGE:**

▶ **NUMBER OF LOTS:** 0

▶ **ZONING:** A (Agricultural)

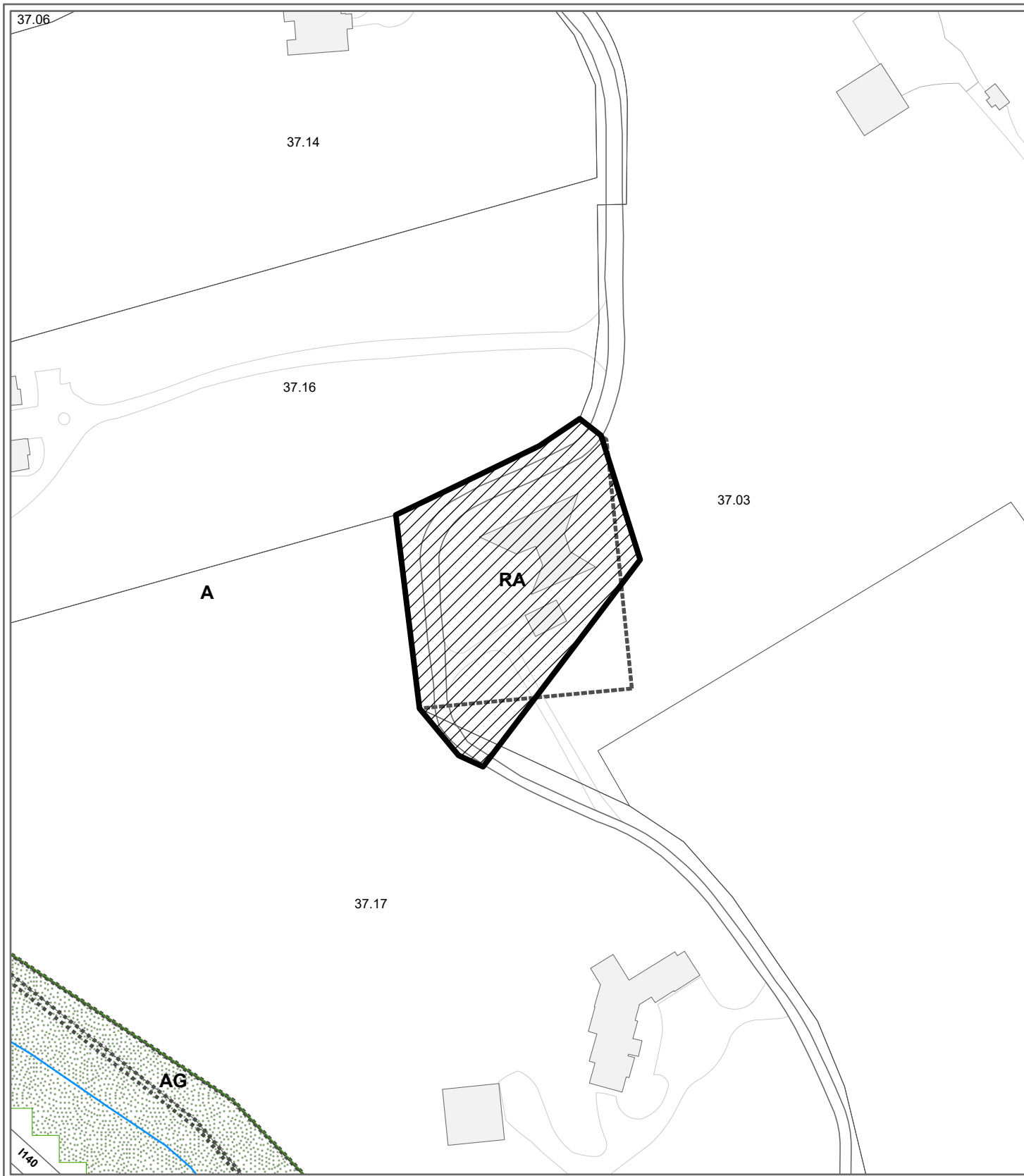
**SURVEYOR/ENGINEER:** Ned D Ferguson Professional Land Systems

▶ **VARIANCES REQUIRED:**  
1) Reduce the required paved surface width of a permanent exclusive access easement from 20 ft to 10-16 ft in certain locations as identified on the plat.  
2) Increase the maximum grade allowed for a permanent exclusive access easement from 12% to 18%.

**STAFF RECOMMENDATION:**

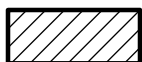
▶ Postpone this request for 30 days to allow the applicant time to make the necessary revisions.

Knoxville-Knox County Planning Commission'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-SA-23-F  
FINAL SUBDIVISION PLAT**

Petitioner: Ferguson, Ned



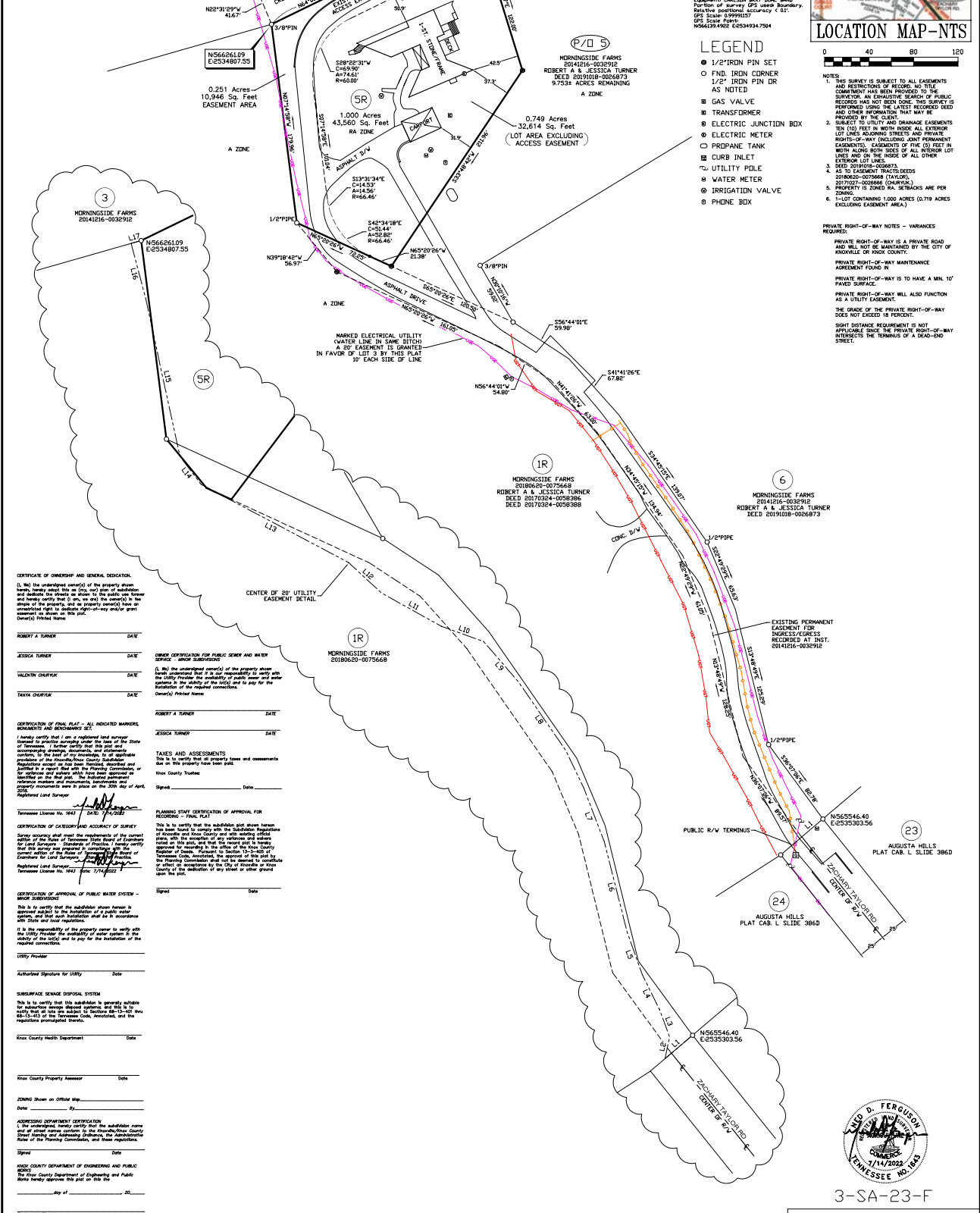
Final Plat For: Resubdivision of Part of Lot 5 of Morningside Farms

Map No: 144  
Jurisdiction: County

Original Print Date: 2/14/2023      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



LINE	BEARING	DISTANCE
L1	N22°31'29"W	44.67
L2	N77°03'12"E	22.50
L3	N02°31'17"W	26.28
L4	N02°31'17"W	26.28
L5	N73°38'74"W	40.89
L6	N14°42'24"W	51.89
L7	N02°31'17"W	26.28
L8	N02°31'17"W	26.28
L9	N02°31'17"W	26.28
L10	N02°31'17"W	26.28
L11	N02°31'17"W	26.28
L12	N02°31'17"W	26.28
L13	N02°31'17"W	26.28
L14	N02°31'17"W	26.28
L15	N02°31'17"W	26.28
L16	N14°42'24"W	51.89
L17	N02°31'17"W	26.28



TN NADB3(2011)  
Positional accuracy of GPS field procedure. The date of survey 4/16/2022. Data source: NAD83/USNGS2011. Publication: 1/2012. Control use: 100% (DMS).  
LAT: 36 56 53.706 N  
LONG: 86 02 37.966 W  
Elevation: 100.00  
Equipment: CARLSON 807 DUAL BAND  
Portion of survey GPS users: Boundary  
Relative positional accuracy (1 σ):  
GPS Scale: 0.9999977  
GPS Scale Error: 0.0000023  
NAD83/USNGS: EES34934.754

- LEGEND**
- 1/2" IRON PIN SET
  - FND. IRON CORNER
  - 1/2" IRON PIN DR
  - AS NOTED
  - GAS VALVE
  - TRANSFORMER
  - ELECTRIC JUNCTION BOX
  - ELECTRIC METER
  - PROPANE TANK
  - CURB INLET
  - UTILITY POLE
  - WATER METER
  - IRRIGATION VALVE
  - PHONE BOX



0 40 80 120

- NOTES:**
1. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE CURIOUS HAS BEEN FOUND TO THE SURVEY. AN EXHAUSTIVE SEARCH OF PUBLIC RECORDS HAS NOT BEEN MADE. THIS SURVEY IS PERFORMED USING THE LATEST RECORDED DEED AND OTHER INFORMATION THAT MAY BE PROVIDED BY THE CLIENT.
  2. SUBJECT TO UTILITY AND DRAINAGE EASEMENTS (SEE LOT 5) WITH RESIDE ALL EXISTING LOT LINES ADJOINING STREETS AND PRIVATE ROADS OF-ROAD (SEE EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTENDED LOT LINES.
  3. ONE (1) EASEMENT-DEEDS AS TO EASEMENT TRACTS DEEDS 2016022-00686 (CONTRACT).
  4. 2016022-00686 (CONTRACT).
  5. PROPERTY IS ZONED RA-3 (RESIDENTIAL). PER ZONING.
  6. 1-LOT CONTAINING 1.000 ACRES (0.719 ACRES EXCLUDING EASEMENT AREA).

**CERTIFICATE OF OWNERSHIP AND GENERAL DECLARATION**

(I, We) the undersigned owner(s) of the property shown hereby declare that the information contained herein was obtained from records as shown on the public tax base and maps and that it is true and correct to the best of our knowledge and belief. We warrant that the information is true and correct to the best of our knowledge and belief. We warrant that the information is true and correct to the best of our knowledge and belief. We warrant that the information is true and correct to the best of our knowledge and belief.

ROBERT A TURNER DATE \_\_\_\_\_

JESSICA TURNER DATE \_\_\_\_\_

VALENTIN CHURUK DATE \_\_\_\_\_

TANYA CHURUK DATE \_\_\_\_\_

**CERTIFICATE OF FINAL PLAT - ALL INDICATED BOUNDARIES, EASEMENTS AND ENCROACHMENTS SET**

I hereby certify that I am a registered land surveyor in the State of Tennessee and that I am duly licensed under the laws of the State of Tennessee. I have examined the records and documents pertaining to this plat and find them to be correct and true. I have also examined the records and documents pertaining to this plat and find them to be correct and true. I have also examined the records and documents pertaining to this plat and find them to be correct and true.

ROBERT A TURNER DATE \_\_\_\_\_

JESSICA TURNER DATE \_\_\_\_\_

**CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY**

This is to certify that the subdivision shown herein has been found to comply with the subdivision regulations of Knoxville and is in compliance with the subdivision regulations of Knoxville and is in compliance with the subdivision regulations of Knoxville. This is to certify that the subdivision shown herein has been found to comply with the subdivision regulations of Knoxville and is in compliance with the subdivision regulations of Knoxville.

ROBERT A TURNER DATE \_\_\_\_\_

JESSICA TURNER DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM - SEWER SUBSYSTEM**

This is to certify that the subdivision shown herein is in compliance with the subdivision regulations of Knoxville and is in compliance with the subdivision regulations of Knoxville. This is to certify that the subdivision shown herein is in compliance with the subdivision regulations of Knoxville and is in compliance with the subdivision regulations of Knoxville.

ROBERT A TURNER DATE \_\_\_\_\_

JESSICA TURNER DATE \_\_\_\_\_

**SUBSURFACE SEWAGE DISPOSAL SYSTEM**

This is to certify that the subdivision shown herein is in compliance with the subdivision regulations of Knoxville and is in compliance with the subdivision regulations of Knoxville. This is to certify that the subdivision shown herein is in compliance with the subdivision regulations of Knoxville and is in compliance with the subdivision regulations of Knoxville.

ROBERT A TURNER DATE \_\_\_\_\_

JESSICA TURNER DATE \_\_\_\_\_

**ADJACENT DEPARTMENT CERTIFICATION**

This is to certify that the subdivision shown herein is in compliance with the subdivision regulations of Knoxville and is in compliance with the subdivision regulations of Knoxville. This is to certify that the subdivision shown herein is in compliance with the subdivision regulations of Knoxville and is in compliance with the subdivision regulations of Knoxville.

ROBERT A TURNER DATE \_\_\_\_\_

JESSICA TURNER DATE \_\_\_\_\_

**ENGINEERING DEPARTMENT CERTIFICATION**

This is to certify that the subdivision shown herein is in compliance with the subdivision regulations of Knoxville and is in compliance with the subdivision regulations of Knoxville. This is to certify that the subdivision shown herein is in compliance with the subdivision regulations of Knoxville and is in compliance with the subdivision regulations of Knoxville.

ROBERT A TURNER DATE \_\_\_\_\_

JESSICA TURNER DATE \_\_\_\_\_

**811**

Call Before You Dig! 1-800-351-1111

Utilities shown were located from actual field locations using utility locating equipment and other approved methods. Other underground utilities may exist and not be shown or may vary from what is shown. No guarantee is expressed or implied as to the location of any utilities shown which are not visible from the surface. UTILITY LOCATING EQUIPMENT IS NOT CALIBRATED TO THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. (TCA 48-202-2-1)

I hereby certify that this is a category 1 survey and the date of completion of the final plat is 7/14/2022. This survey meets the minimum standards of the State of Tennessee.

This is to certify that the described property is NOT located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map.

MAP NO. 470300300F ZONE: X  
EFFECTIVE: 5/2/2007

**OWNERS**

PLATTED LOT AND GRANT OF EASEMENTS  
ROBERT A & JESSICA TURNER  
1402 LAMAR AVENUE  
KNOXVILLE TN 37922  
865.742.2288

**GRANT OF DRAINFIELD EASEMENT:**  
(DRAINS 144 33710)  
VALENTIN M TANYA CHURUK  
1402 LAMAR AVENUE  
KNOXVILLE TN 37922  
865.742.2287

**FINAL PLAT OF RESUB. OF PART OF LOT 5 MORNINGSIDE FARMS**

PLAT REF: 2016024-005992 SCALE: 1"=40'  
PARCELS: P/2 144 02703  
COUNTY/DISTRICT: KNOX/6  
CITY: N/A WARD/BLD/NO: N/A DATE: 7/14/2022

Med D. Ferguson, R.L.S.  
205 Lamar Avenue  
Clinton, TN 37716  
Phone: (865) 689-6169  
Fax: (888) 232-8718 Toll Free  
www.PLSurvey.com  
Professional Land Systems

**3-SA-23-F**

# VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. ALLOW A PAVED SURFACE OF 10'-16' INSTEAD OF THE REQUIRED 20'

Justify request by indicating hardship: THIS IS AN EXISTING DRIVEWAY WITH VERY LIMITED TRAFFIC

2. ALLOW A GRADE OF UP TO 18% INSTEAD OF THE REQUIRED 12%

Justify request by indicating hardship: THIS IS AN EXISTING DRIVEWAY WITH VERY LIMITED TRAFFIC

3. \_\_\_\_\_

Justify request by indicating hardship: \_\_\_\_\_

4. \_\_\_\_\_

Justify request by indicating hardship: \_\_\_\_\_

5. \_\_\_\_\_

Justify request by indicating hardship: \_\_\_\_\_

6. \_\_\_\_\_

Justify request by indicating hardship: \_\_\_\_\_

7. \_\_\_\_\_

Justify request by indicating hardship: \_\_\_\_\_

ROBERT A TURNER

Signature

I certify that any and all requests needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.

01/19/23

Date



# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
- SP  OYP
- Rezoning

Ned Ferguson

Applicant Name

Surveyor

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)

**3-SA-23-F**  
~~11 VV 22~~

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Ned D Ferguson

Professional Land Systems

Name

Company

205 Lamar Ave

Clinton

TN

37716

Address

City

State

ZIP

865.689.6169

nedferguson@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

ROBERT A & JESSICA TURNER

1440 ZACHARY TAYLOR RD 37922

865.742.2587

Owner Name (if different)

Owner Address

Owner Phone

1229 MOURFIELD RD 37922

P/O 144 03703

Property Address

Parcel ID

WKUD

WKUD

Y

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

NE of I-140, south of Mourfield Rd

General Location

Tract Size

City  County

5  
District

A  
Zoning District

AgForVac  
Existing Land Use

Southwest County

Planning Sector

LDR, HP

Sector Plan Land Use Classification

Planned

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

- Development Plan   
  Use on Review / Special Use   
  Hillside Protection COA  
 Residential   
  Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

## SUBDIVISION REQUEST

**RESUB. OF PART OF LOT 5 MORNINGSIDE FARMS**

Proposed Subdivision Name

Unit / Phase Number

- Combine Parcels   
  Divide Parcel

Total Number of Lots Created

1

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

Related Rezoning File Number

## ZONING REQUEST

Zoning Change

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) \_\_\_\_\_

Pending Plat File Number

## STAFF USE ONLY

### PLAT TYPE

- Staff Review   
  Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders   
  Variance Request

### ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0201	250.00	
Fee 2		
0207	100.00	<del>\$350.00</del>
Fee 3		<del>Paid 11/29/22</del>
0205	\$250.00	\$600 (original fee + variance)

## AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature 

Ned Ferguson

11/28/2022

865.689.6169

Please Print

Date

Phone Number

Email

nedferguson@gmail.com

Staff Signature

M. Jones

11/29/22 (original plat) & 1/20/2023 (variances)

Please Print

Date



# Development Request

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- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

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Surveyor

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)

**3-SA-23-F**  
~~11-VV-22~~

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- Option Holder
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- Architect/Landscape Architect

Ned D Ferguson

Professional Land Systems

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Clinton

TN

37716

Address

City

State

ZIP

865.689.6169

nedferguson@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

ROBERT A & JESSICA TURNER

1440 ZACHARY TAYLOR RD 37922

865.742.2587

Owner Name (if different)

Owner Address

Owner Phone

1229 MOURFIELD RD 37922

P/O 144 03703

Property Address

Parcel ID

WKUD

WKUD

Y

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

NE of I-140, south of Mourfield Rd

General Location

Tract Size

City  County

5  
District

A  
Zoning District

AgForVac  
Existing Land Use

Southwest County

Planning Sector

LDR, HP

Sector Plan Land Use Classification

Planned

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

- Development Plan    Use on Review / Special Use    Hillside Protection COA  
 Residential    Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

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### RESUB. OF PART OF LOT 5 MORNINGSIDE FARMS

Proposed Subdivision Name

Unit / Phase Number

- Combine Parcels    Divide Parcel

1

Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

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### PLAT TYPE

- Staff Review    Planning Commission

### ATTACHMENTS

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 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0201	250.00	\$350.00 Paid 11/29/22
Fee 2		
0207	100.00	
Fee 3		

## AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature 

Ned Ferguson

11/28/2022

Please Print

Date

865.689.6169

nedferguson@gmail.com

Phone Number

Email

M. Jones

11/29/22

Staff Signature

Please Print

Date