



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

▶ **FILE #:** 4-SR-06-F

AGENDA ITEM #: 42

AGENDA DATE: 4/13/2006

▶ **SUBDIVISION:** CLEAR SPRING PLANTATION, UNIT 1

▶ **APPLICANT/DEVELOPER:** LAND DESIGN, LLC

OWNER(S): LAND DESIGN LLC

TAX IDENTIFICATION: 60 13-15, 15.01, P/O 8.01

JURISDICTION: City & County Commission District 8 & City Council 4

▶ **LOCATION:** **South side of Old Millertown Pike at Millertown Pike**

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area & Inside City Limits

▶ **APPROXIMATE ACREAGE:** 78.89 acre

▶ **NUMBER OF LOTS:** 109

▶ **ZONING:** **PR (Planned Residential) & A-1 (General Agricultural)**

SURVEYOR/ENGINEER: LeMay & Associates

▶ **VARIANCES REQUIRED:**

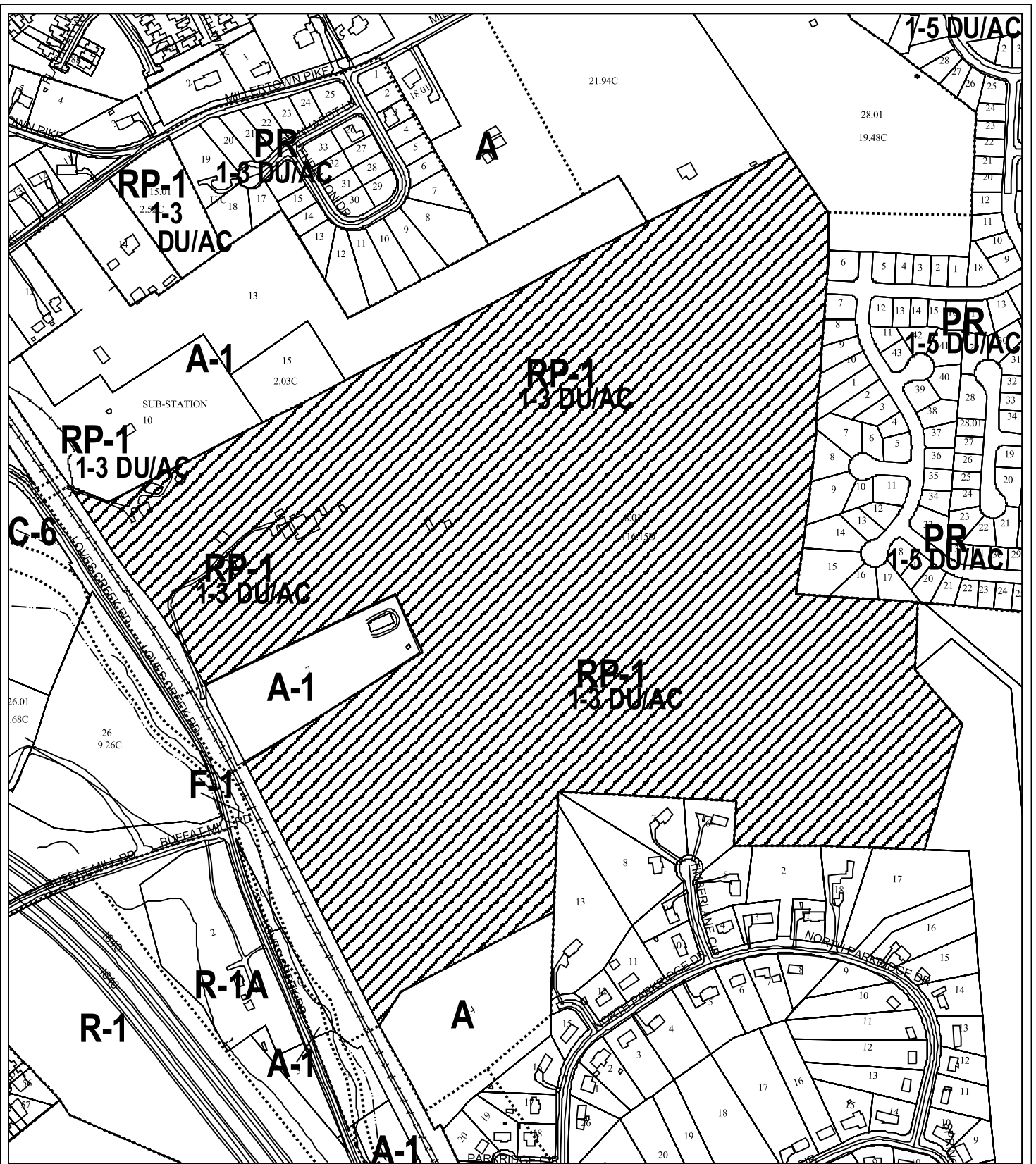
STAFF RECOMMENDATION:

▶ **DENY Final Plat**

COMMENTS:

Staff has recommended denial of this plat because a geotechnical study addressing the sinkholes on the property was not submitted to or approved by Knox County Engineering or the City of Knoxville Department of Engineering 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-SR-06-F
FINAL SUBDIVISION PLAT



Final Plat for: Clear Spring Plantation, Unit 1

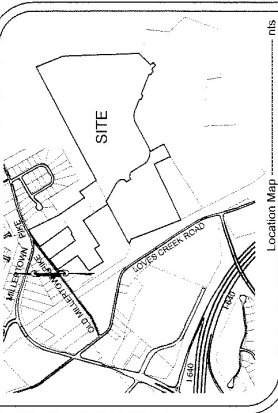
Original Print Date: 03/30/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Subdivision: Land Design, LLC

Map No: 60

Jurisdiction: City & County





NOTE: SEE SHEET 6 OF 6 FOR SITE NOTES AND STAMPS

- LEGEND
- IR (C) - IRON ROD (COLD)
 - IR (N) - IRON ROD (NEW)
 - SANITARY SEWER ESMT.
 - DRAINAGE EASEMENT
 - WATER LINE EASEMENT
 - LOT LINE & ROW LINE
 - OUTSIDE BOUNDARY LINE
 - ZONING LINES

CERTIFICATE OF FINAL PLAN CONSTRUCTION

I hereby certify that I am a surveyor licensed to do surveying under the laws of the State of Tennessee and I have surveyed and prepared this plan and accompanying plat in accordance with the provisions of the Tennessee Surveying Act, Chapter 100, Title 55, Part 1, of the Tennessee Code Annotated, and that the same are true and correct to the best of my knowledge and belief.

Surveyor's Name: _____
 State of Tennessee, County of Knox
 Date: _____ 2006
 Form Reg. No. 789

I hereby certify that there are no encumbrances along lot lines that are being released.

 Surveyor
 Form Reg. No. 789

Certificate of Approval for Recording

This is to certify that the subdivision plat shown hereon was prepared in accordance with the laws of the State of Tennessee and that the same are true and correct to the best of my knowledge and belief.

 Secretary

My commission expires _____

 Notary

State of Tennessee, County of Knox

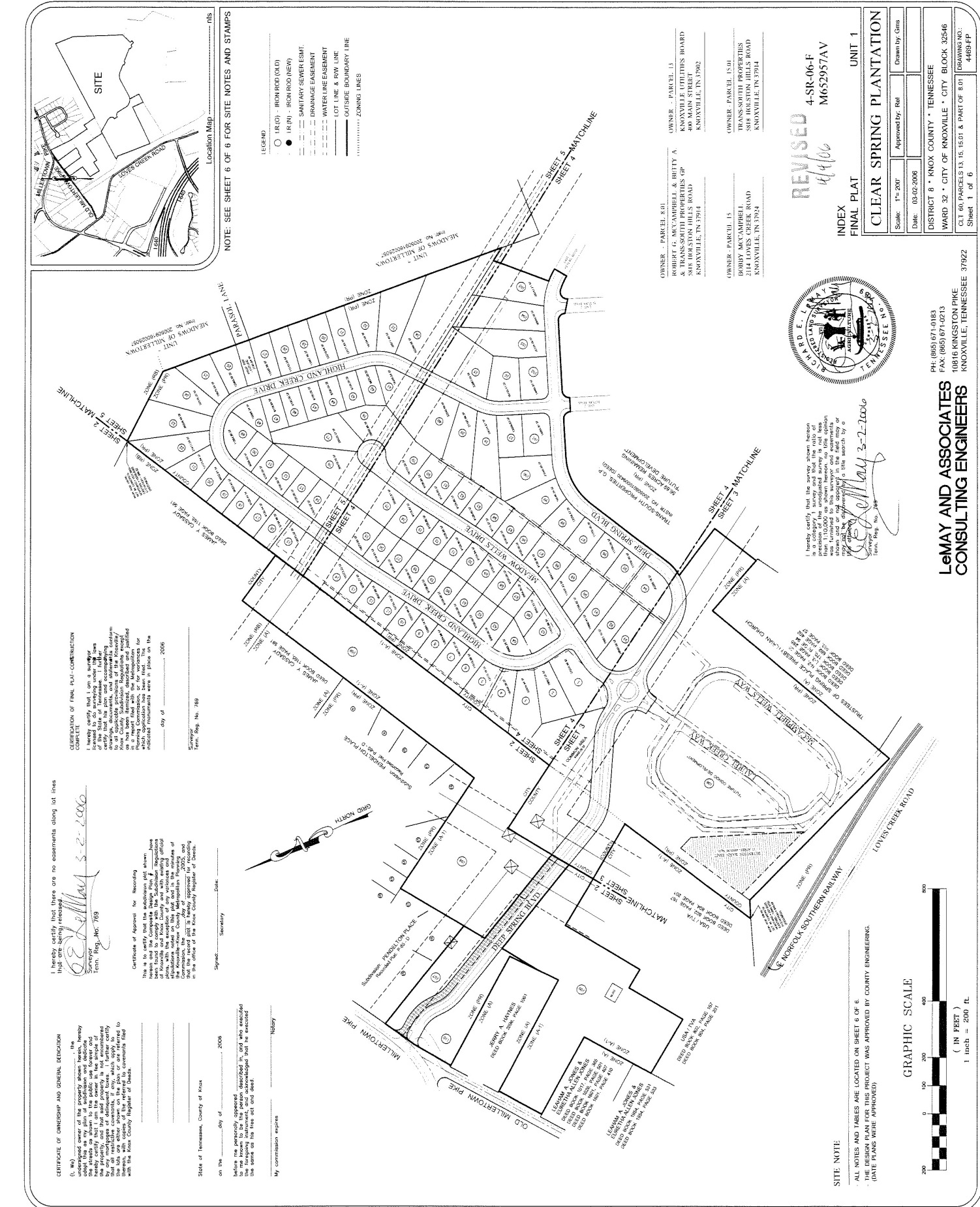
on the _____ day of _____, 2006

before me personally appeared _____, and who executed to me known to be the person described in, and who executed the same on the here recited and dated _____

CERTIFICATE OF OWNERSHIP AND GENERAL BENEDICTION

I, the undersigned, being the duly qualified and licensed Surveyor of the State of Tennessee, do hereby certify that the plat hereon is a true and correct copy of the original plat as the same appears on file in my office, and that the same are true and correct to the best of my knowledge and belief.

 Surveyor



OWNER - PARCEL 8 U1
 TRANS-SOUTH PROPERTIES
 388 HOBSTON HILLS ROAD
 KNOXVILLE, TN 37914

OWNER - PARCEL 13
 KNOXVILLE UTILITIES BOARD
 400 MAIN STREET
 KNOXVILLE, TN 37902

OWNER - PARCEL 8 U1
 TRANS-SOUTH PROPERTIES
 388 HOBSTON HILLS ROAD
 KNOXVILLE, TN 37914

OWNER - PARCEL 13
 KNOXVILLE UTILITIES BOARD
 400 MAIN STREET
 KNOXVILLE, TN 37902

REVISED
 4/4/06



I hereby certify that the survey shown hereon is a complete and correct survey and that the plat hereon is a true and correct copy of the original plat as the same appears on file in my office, and that the same are true and correct to the best of my knowledge and belief.

 Surveyor

INDEX
 FINAL PLAN
 UNIT 1

4-SR-06-F
 M652957AV

Scale: 1" = 20'

Date: 03-02-2006

Approved By: Rel
 Drawn by: Gms

DISTRICT 8 • KNOX COUNTY • TENNESSEE
 WARD 32 • CITY OF KNOXVILLE • CITY BLOCK 32546
 C.T. 60, PARCELS 13, 15, 15.01 & PART OF 8.01
 DRAWING NO.: 4489-FP
 Sheet 1 of 6



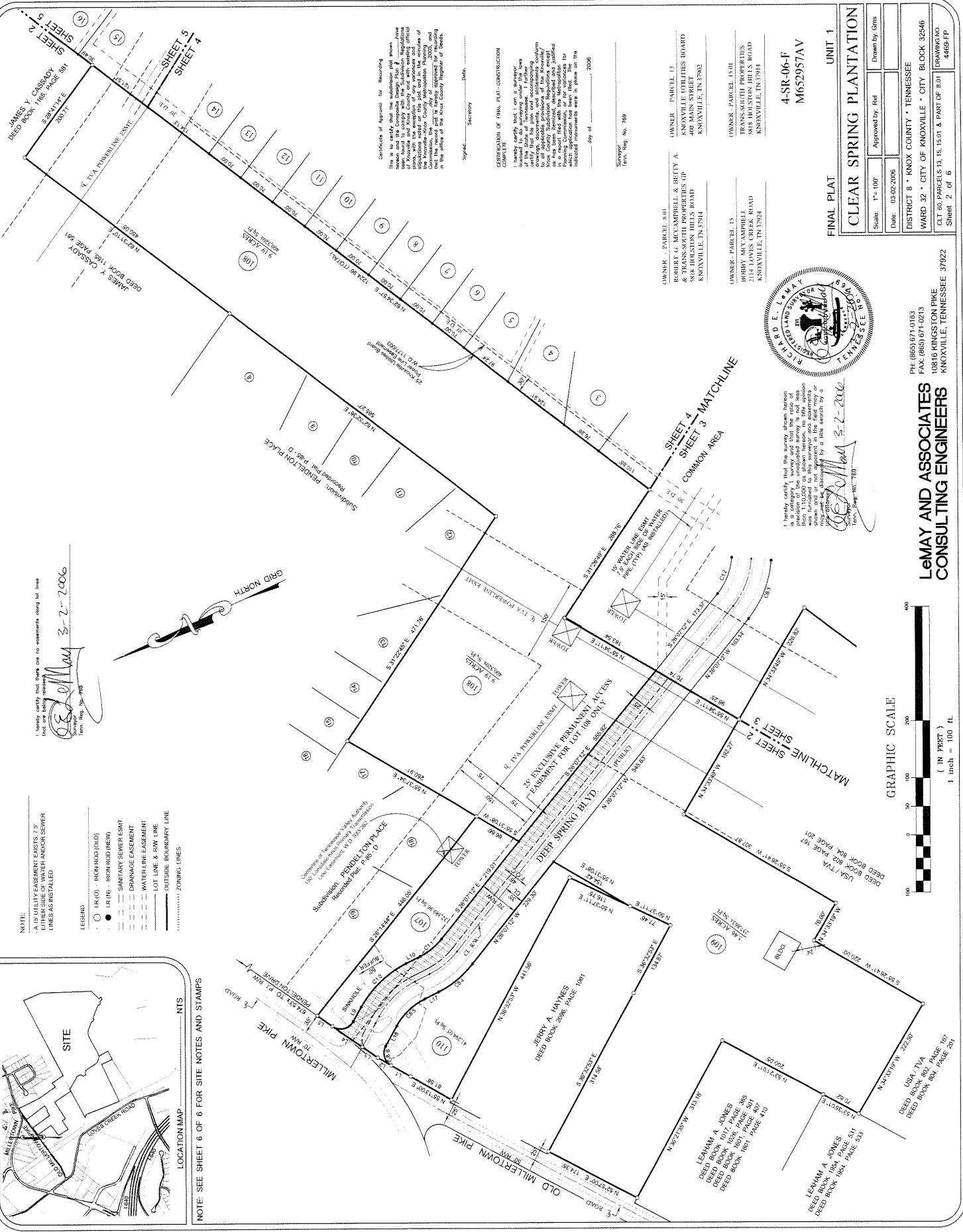
SITE NOTE

- ALL NOTES AND TABLES ARE LOCATED ON SHEET 6 OF 6.

- THE DESIGN PLAN FOR THIS PROJECT WAS APPROVED BY COUNTY ENGINEERING. (DATE PLANS WERE APPROVED)

PH: (865) 671-0183
 FAX: (865) 671-0213
 10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37922

Lemay and Associates
CONSULTING ENGINEERS



Certificate of Approval for Recording
 This is to certify that the subdivision plat herein is in accordance with the provisions of the laws of the State of Tennessee, and that the same have been filed for recording in the office of the Register of Deeds, and that the same have been approved for recording in the office of the Knox County Register of Deeds.

Signature: _____ Date: _____
 Secretary

CONTRIBUTOR OF FINAL PLAT - CONSTRUCTION COMPLETE
 I hereby certify that I, Jeff A. Lemay, Surveyor, am the duly qualified and licensed Surveyor under the laws of the State of Tennessee, and that I have personally examined the plat herein and certify that the same and accompanying plat and map are in accordance with the laws of the State of Tennessee, and that the same have been approved for recording in the office of the Register of Deeds, and that the same have been approved for recording in the office of the Knox County Register of Deeds.

Signature: _____ Date: _____
 Surveyor

OWNER - PARCEL 111
 OWENS, PARCEL 111
 KNOXVILLE UTILITIES BOARD
 400 MAIN STREET
 KNOXVILLE, TN 37902

OWNER - PARCEL 150H
 OWENS, PARCEL 150H
 TRANSSOUTH PROPERTIES
 548 HOLSTON HILLS ROAD
 KNOXVILLE, TN 37944

OWNER - PARCEL 13
 BOBBY McCAMPBELL
 2114 LAYNES CREEK ROAD
 KNOXVILLE, TN 37944

OWNER - PARCEL 801
 ROBERT G. McCAMPBELL & BETTY A. McCAMPBELL
 5818 HOLSTON HILLS ROAD
 KNOXVILLE, TN 37914

OWNER - PARCEL 13
 BOBBY McCAMPBELL
 2114 LAYNES CREEK ROAD
 KNOXVILLE, TN 37944

OWNER - PARCEL 150H
 TRANSSOUTH PROPERTIES
 548 HOLSTON HILLS ROAD
 KNOXVILLE, TN 37944

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 OWENS, PARCEL 111
 KNOXVILLE UTILITIES BOARD
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 KNOXVILLE, TN 37902

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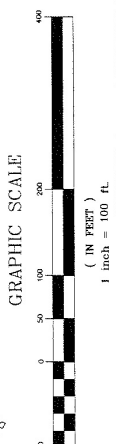
OWNER - PARCEL 13
 BOBBY McCAMPBELL
 2114 LAYNES CREEK ROAD
 KNOXVILLE, TN 37944

OWNER - PARCEL 801
 ROBERT G. McCAMPBELL & BETTY A. McCAMPBELL
 5818 HOLSTON HILLS ROAD
 KNOXVILLE, TN 37914



I hereby certify that the survey shown hereon is a complete and correct survey of the land shown hereon, and that the same have been approved for recording in the office of the Register of Deeds, and that the same have been approved for recording in the office of the Knox County Register of Deeds.

Signature: _____ Date: 3-2-2006
 Surveyor



FINAL PLAT

CLEAR SPRING PLANTATION

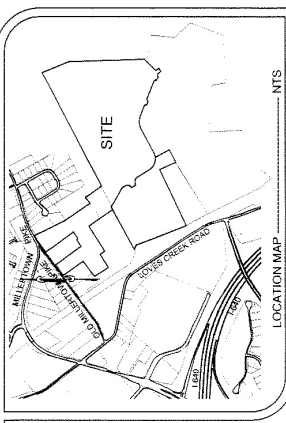
UNIT 1

Scale:	1" = 100'	Approved by:	Rel	Drawn by:	Gms
Date:	03-02-2006				

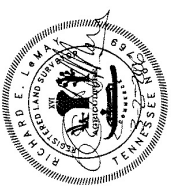
DISTRICT 6 • KNOX COUNTY • TENNESSEE
WARD 32 • CITY OF KNOXVILLE • CITY BLOCK 32546
 CLT 90, PARCELS 13, 15, 15.01 & PART OF 8, 01
 DRAWING NO.: 4469-FP
 Sheet 2 of 6

Lemay and Associates
 CONSULTING ENGINEERS

PH: (865) 671-0183
 FAX: (865) 671-0213
 10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37922

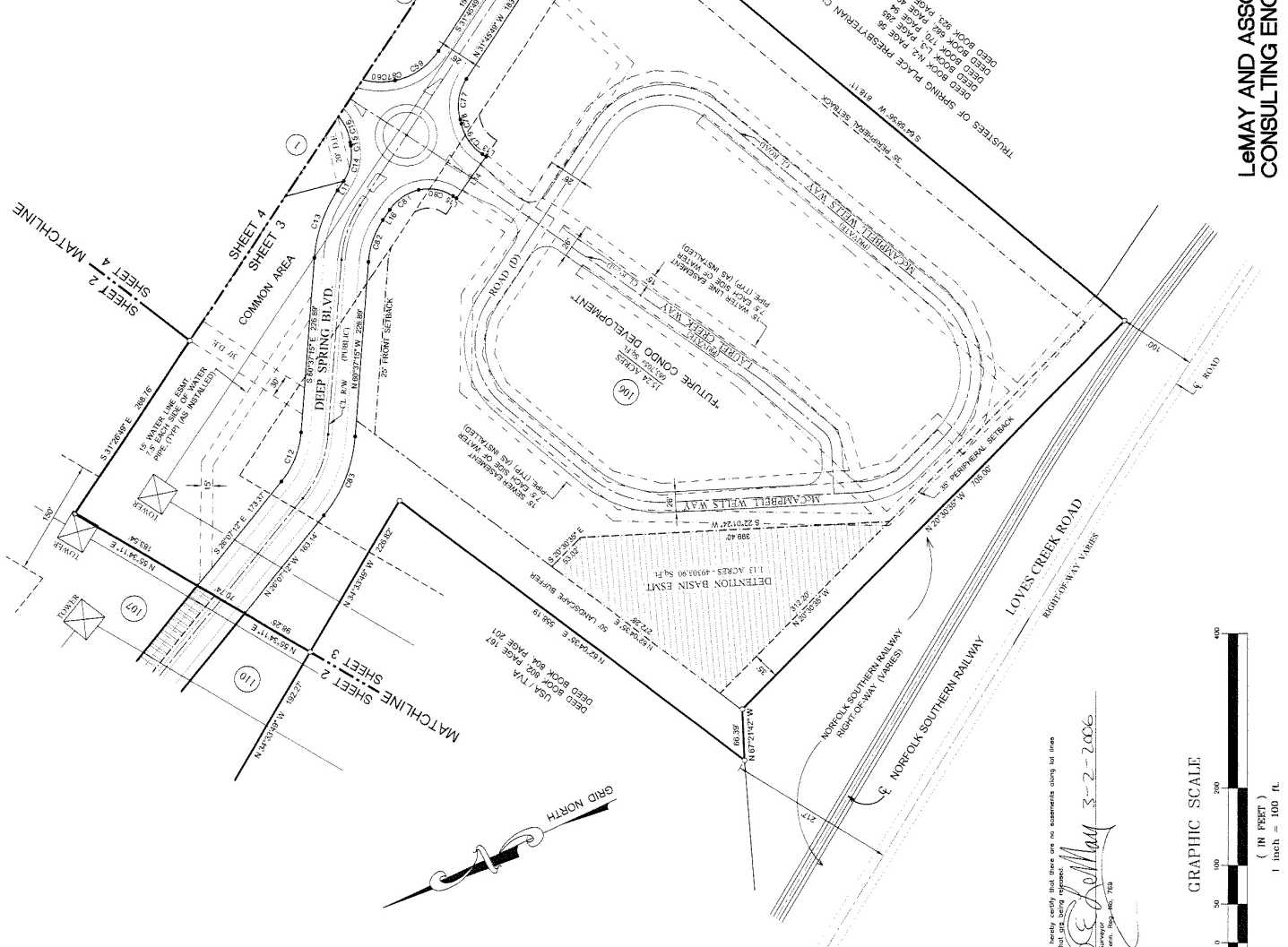


NOTE: SEE SHEET 6 OF 6 FOR SITE NOTES AND STAMPS



I hereby certify that the survey shown herein is a true and correct copy of the original survey and that the same was made by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Tennessee.

- NOTE:**
- A UTILITY EASEMENT EXISTS 7.5' WIDE UNDER AND/OR SEWER LINES AS INSTALLED.
- LEGEND:**
- IR (O) - IRON ROD (OLD)
 - IR (N) - IRON ROD (NEW)
 - SANITARY SEWER ESMT.
 - DRAINAGE EASEMENT
 - WATERLINE EASEMENT
 - LOT LINE & R/W LINE
 - OUTSIDE BOUNDARY LINE
 - ZONING LINES



OWNER - PARCEL 8.H
 ROBERT G. MCCAMPBELL & BETTY A.
 & TRANNSOUTH PROPERTIES GP
 388 HOBSTON HILLS ROAD
 KNOXVILLE, TN 37914

OWNER - PARCEL 13
 TRANNSOUTH PROPERTIES
 388 HOBSTON HILLS ROAD
 KNOXVILLE, TN 37914

4-SR-06-F
 M652957A-V

FINAL PLAT **UNIT 1**

CLEAR SPRING PLANTATION

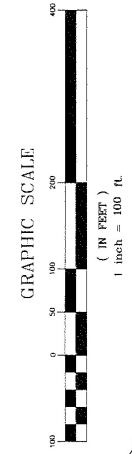
Scale: 1" = 100'	Approved by: Reil	Drawn by: Gms
Date: 03/02/2006		
DISTRICT 8 • KNOX COUNTY • TENNESSEE		
WARD 32 • CITY OF KNOXVILLE • CITY BLOCK 32546		
CLT 60 PARCELS 13, 15, 15.01 & PART OF 8.01		
Sheet 3 of 6		

Certificate of Approval for Recording

This is to certify that the subdivision plat shown hereon is a true and correct copy of the original plat and that the same was made by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Tennessee.

CERTIFICATION OF FINAL PLAT-CORRECTION

I hereby certify that I am a surveyor licensed to do surveys under the laws of the State of Tennessee and that I am duly Licensed Professional Engineer in the State of Tennessee.

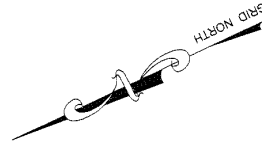


LeMay and Associates
 CONSULTING ENGINEERS

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 FAX: (865) 671-0213
 10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37922

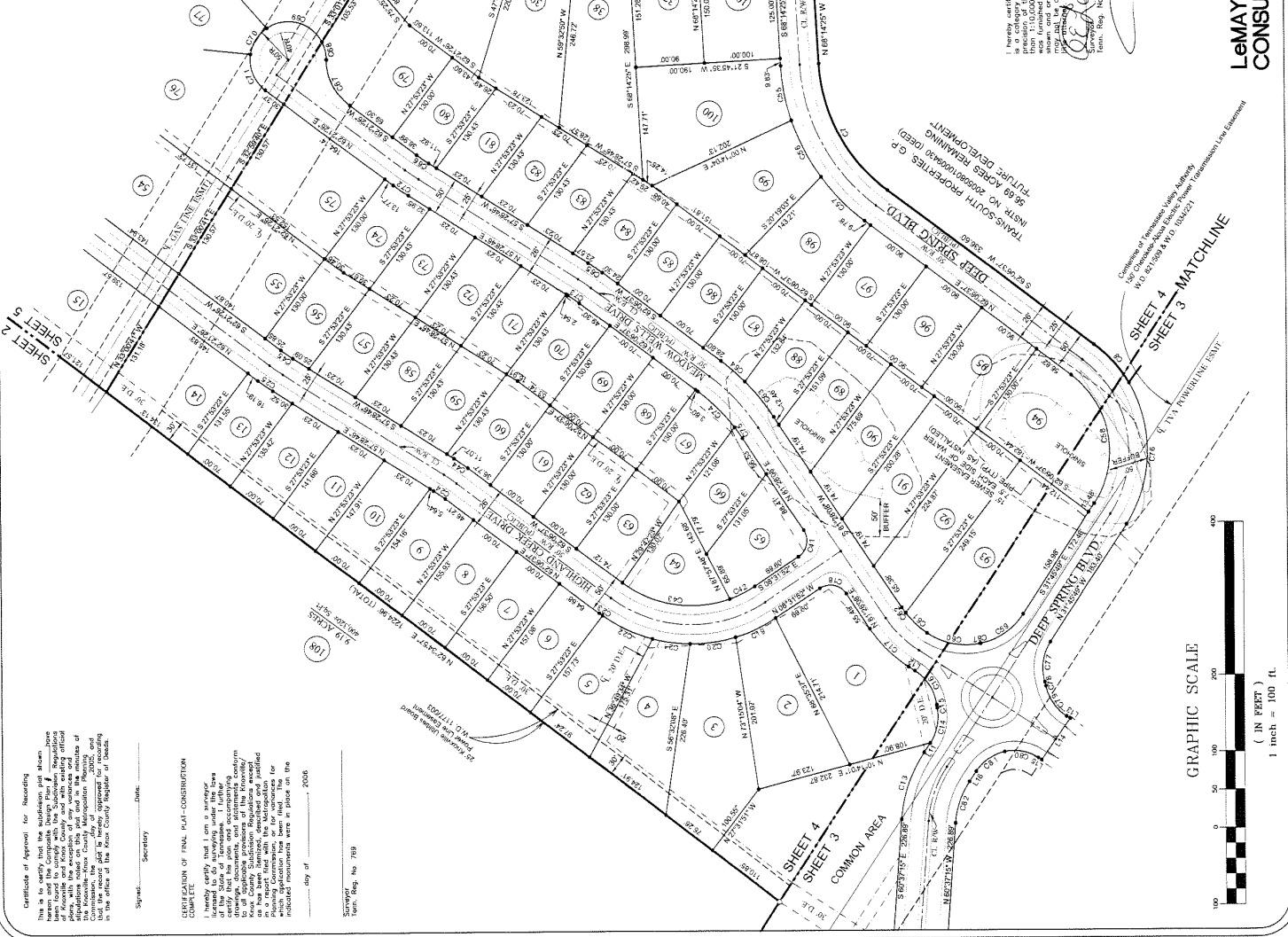
NOTE:
 A 15 UTILITY EASEMENTS, 7.5' WIDE AND/OR SEWER LINES AS INSTALLED.

LEGEND
 ○ (R.O.) - IRON ROD (OLD)
 ● (R.N.) - IRON ROD (NEW)
 --- SANITARY SEWER EASMT
 --- DRAINAGE EASEMENT
 --- WATER LINE EASEMENT
 --- LOT LINE & ROW LINE
 --- OUTSIDE BOUNDARY LINE
 --- ZONING LINES

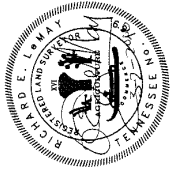


NOTE: SEE SHEET 6 OF 6 FOR SITE NOTES AND STAMPS

I hereby certify that there are no encumbrances along lot lines
 62 May 3-2-2006
 Surveyor
 State No. 799



I hereby certify that the survey shown hereon is a correct and true representation of the actual survey as shown hereon, no title opinion is given, and no warranty is made as to the accuracy of the survey or the correctness of the title shown by or on this plat.
 62 May 3-2-2006
 Surveyor
 State No. 799



PH: (865) 671-0183
 FAX: (865) 671-0213
Lemay and Associates
 CONSULTING ENGINEERS
 10916 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37922

OWNER - PARCEL 13
 KNOXVILLE UTILITIES BOARD
 400 MAIN STREET
 KNOXVILLE, TN 37902

OWNER - PARCEL 15
 TRANS-SOUTH PROPERTIES
 518 HOLSTON HILLS ROAD
 KNOXVILLE, TN 37944

4-SR-06-F
 M652957AV

FINAL PLAN		UNIT 1
CLEAR SPRING PLANTATION		
Scale: 1" = 100'	Approved By: [Signature]	Drawn by: Gms
Date: 03-02-2006		
DISTRICT 8 • KNOX COUNTY • TENNESSEE		
WARD 32 • CITY OF KNOXVILLE • CITY BLOCK 325-46		
CLT 60, PARCELS 13, 15, 15.01 & PART OF 8.01	DRAWING NO.	4489-FP
	Sheet:	4 of 6

Certificate of Approval for Recording
 This is to certify that the subdivision plat shown hereon complies with the Subdivision Regulations promulgated by the State of Tennessee, and that the same have been duly recorded in the office of the Register of Deeds, and that the same are a true and correct copy of the original as filed in the office of the Register of Deeds.

Secretary

COMPLETION OF FINAL PLAN-CONSTRUCTION COMPLETE
 This plat is hereby certified to be a true and correct copy of the original as filed in the office of the Register of Deeds, and that the same are a true and correct copy of the original as filed in the office of the Register of Deeds.

Surveyor
 State No. 799

