



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

▶ **FILE #:** 2-SF-06-F

AGENDA ITEM #: 30

AGENDA DATE: 2/9/2006

▶ **SUBDIVISION:** NATURE VIEW CONDOMINIUMS

▶ **APPLICANT/DEVELOPER:** NATURE VIEW TOWNHOUSES

OWNER(S): NATURE VIEW TOWNHOUSES

TAX IDENTIFICATION: 105 183

JURISDICTION: County Commission District 3

▶ **LOCATION:** Intersection of Bakertown Rd and Nature Trail Blvd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

▶ **APPROXIMATE ACREAGE:** 1.868 acre

▶ **NUMBER OF LOTS:** 1

▶ **ZONING:** RB (General Residential)

SURVEYOR/ENGINEER: David Hurst Michael Brady, Inc.

▶ **VARIANCES REQUIRED:**

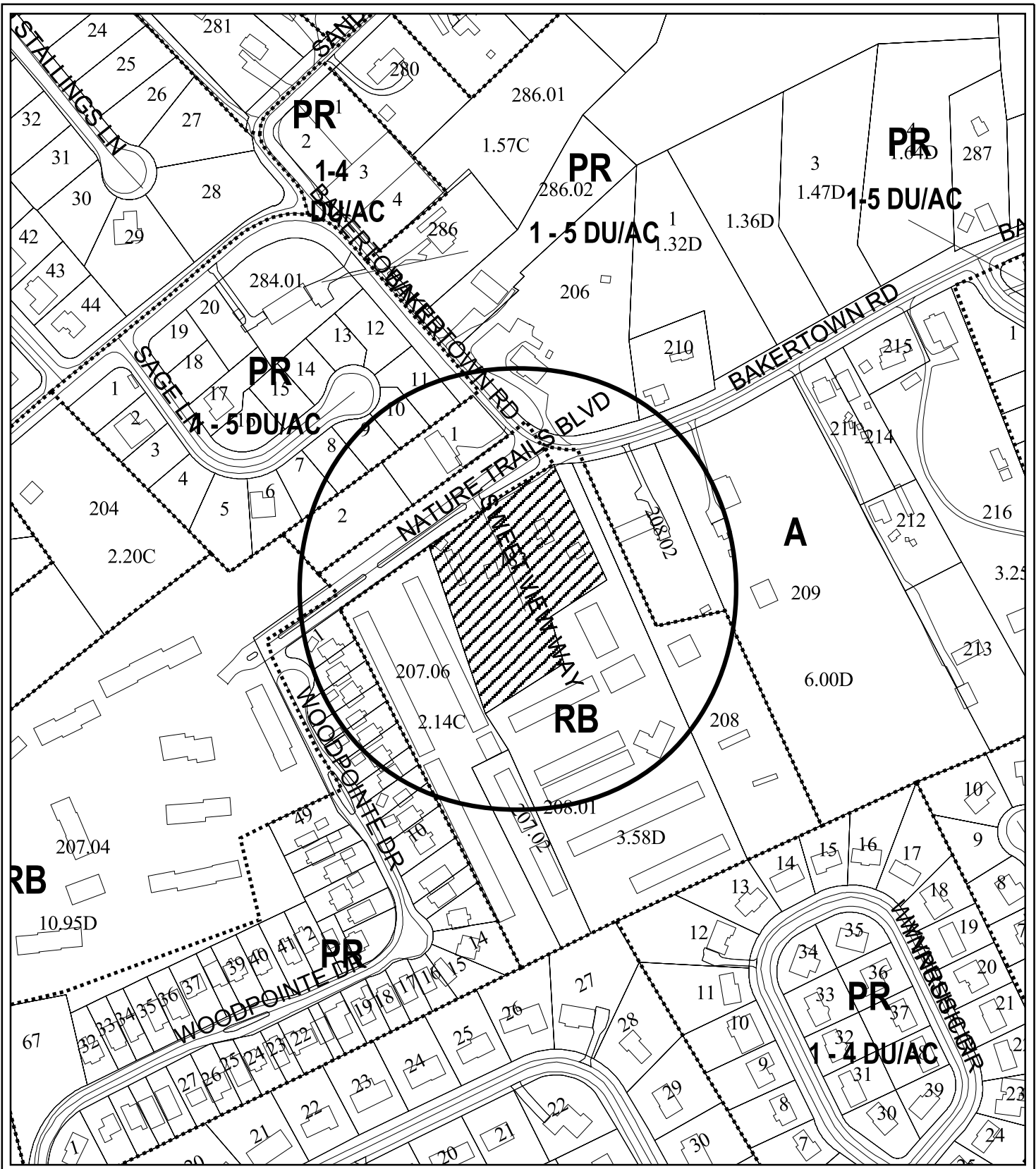
STAFF RECOMMENDATION:

▶ **DENY Final Plat**

COMMENTS:

Staff has recommended denial of this plat because we did not receive a revised plat or request for other action from the applicant by correction 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.



2-SF-06-F
FINAL SUBDIVISION PLAT



Final Plat for: Nature View Condominiums

Original Print Date: 01/25/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Subdivision: Nature View Townhouses

Map No: 105

Jurisdiction: County



CERTIFICATE OF OWNERSHIP AND GENERAL INFORMATION

(1. WHO) _____ the undersigned owner of the property shown herein, hereby certifies that the information and data contained herein are true and correct to the best of his/her knowledge and belief, and that the same conform to the actual conditions of the property as shown on the plat hereon attached. I further certify that I am the owner in fee simple of the property shown on the plat hereon attached, and that I have no knowledge of any other persons claiming an interest in the property shown on the plat hereon attached, and that I have no knowledge of any other persons claiming an interest in the property shown on the plat hereon attached. I further certify that I have no knowledge of any other persons claiming an interest in the property shown on the plat hereon attached, and that I have no knowledge of any other persons claiming an interest in the property shown on the plat hereon attached.

This is to certify that the subdivision shown hereon is approved subject to the inspection of the sanitary sewers in accordance with state and local regulations.

Date _____

Knox County Health Department

I HEREBY CERTIFY THIS IS A CATEGORY 1 SURVEY (SURVEY IS 1:10,000 AS SHOWN HEREON. UNDISTURBED NO TITLE OPINION WAS FURNISHED TO THIS SURVEYOR. THIS SURVEYOR HAS CONDUCTED A SEARCH OF THE FIELD MAP OR MAY NOT BE DISCOVERED BY A TITLE SEARCH BY A TITLE ATTORNEY.

SURVEYOR
DAVID L. HURST
TENNESSEE REGISTRATION NUMBER 1886

Zoning shown on Official Map _____ By _____ Date _____

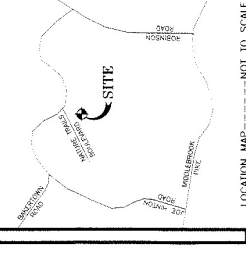
GENERAL NOTE OF APPROVAL FOR RECORDING - ON-LOT

This is to certify that the subdivision shown hereon has been found to conform with the Subdivision Control Act of 1968, and that the same conform with the existing official plans, and the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Date _____

Secretary, Metropolitan Planning Commission

- LEGEND**
- CO CLEANOUT
 - CB CATCH BASIN
 - PP POWER POLE
 - PH FIRE HYDRANT
 - LS LIGHT STANDARD
 - SMH SANITARY SEWER MANHOLE
 - WM WATER METER
 - TF TELEPHONE FEEDSTAL
 - WV WATER VALVE
 - GM GAS METER
 - GV GAS VALVE
 - MO MONUMENT (OLD)
 - MO MONUMENT (NEW)
 - CMP CORRUGATED METAL PIPE
 - HP HANDICAPPED PARKING
 - BP BOLLARD POLE
 - OU OVERHEAD UTILITIES
 - WL WATER LINE
 - GL GAS LINE



SUBDIVISION NAME AND STREET NAMES CONTAINED HEREIN REVIEWED AND APPROVED

DATE: _____

BY: _____ KNOXVILLE KNOX COUNTY METROPOLITAN PLANNING COMMISSION

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, and I further certify that the plans and accompanying drawings, documents, and statements conform to all applicable provisions of the Knoxville Metropolitan Planning Commission Ordinance as has been amended, described and justified in a report filed with the Metropolitan Planning Commission, and that the same are for which application has been filed. The indicated monuments were in place on the _____ day of _____, 2004.

Surveyor
Term, Reg. No. 1886

This is to certify that all property lines and measurements due on this property have been paid.

Signed: _____ Knox County Trustee Date: _____

FINAL

M # _____
MPC FILE No. _____
FINAL PLAT OF: _____

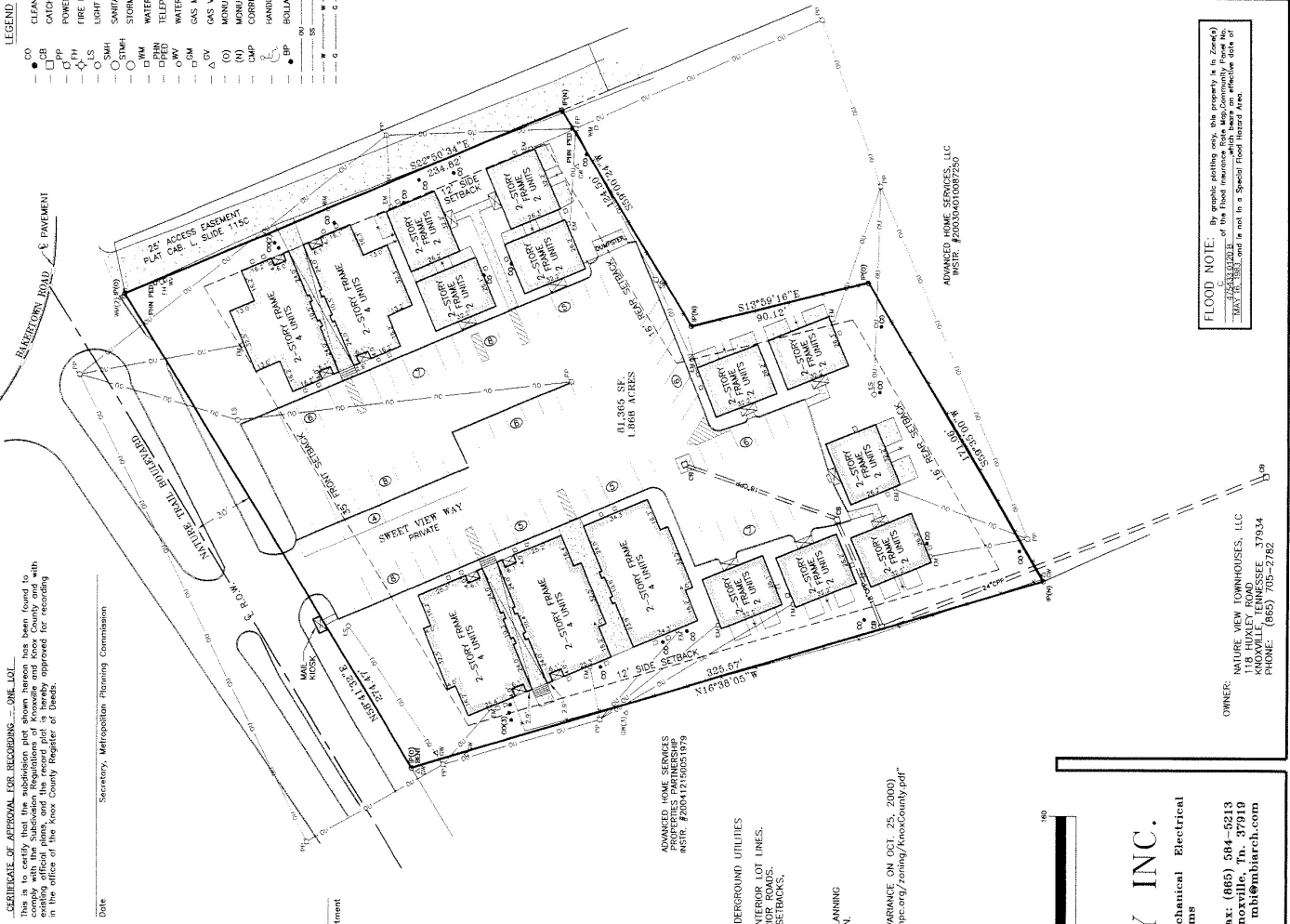
NATURE VIEW CONDOMINIUMS

KNOX COUNTY, TENNESSEE
DISTRICT: 6
PARCEL: 183
CLT: 105
DEED REFERENCE: INSTR. #200412230051037

APPROVED BY: DAVID L. HURST
DRAWN BY: KELLEEE HARGIS
GREEN CHIEF: KEVIN CAMPBELL
FIELD DATE: 11-22-05
DRAWING DATE: 12-16-05

SCALE: 1" = 40'
MPC COMM NUMBER: DHD05658

2-5F-06-F
1-4-06



ADVANCED MARK SERVICES, LLC
118 HUXLEY ROAD
KNOXVILLE, TENNESSEE 37934
PHONE: (615) 705-2782

OWNER: NATURE VIEW TOWNHOUSES, LLC
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KNOXVILLE, TENNESSEE 37934
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NOTES

- CORNER MONUMENTS AS SHOWN
- ALL UTILITIES SHOWN WITH LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
- 5' UTILITY AND DRAINAGE EASEMENT EACH SIDE ALL INTERIOR LOT LINES.
- PROMISE SUB-EXTERIOR BOUNDARY LINES AND INTERIOR ROADS.
- ALL DIMENSIONS TO BE VERIFIED BY THE SURVEYOR.
- AND RESTRICTIONS OF RECORD.
- THIS SURVEY PLAT DOES NOT WARRANT TITLE.
- TOTAL LOTS = 1,688 ACRES (81,365 S.F.)
- VERIFY CURRENT ZONING WITH LOCAL GOVERNMENT PLANNING AGENCY PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.
- REAR - 25' (REDUCED TO 15' BY BZA VARIANCE ON OCT. 25, 2000)
- SIDE - 12'
- SETBACKS: SIDE - 12'

SEE FULL ZONING REGULATIONS AT <http://www.knoxmcp.org/zoning/KnoxCounty.pdf>

GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft.

MICHAEL BRADY INC.
Architecture Interiors Civil Structural Mechanical Electrical
Surveying Information Systems

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Fax: (865) 584-5213
Knoxville, TN 37919
tab@bradych.com

FLOOD NOTE: This project is located in a Special Flood Hazard Area (SFHA) as shown on the Flood Insurance Rate Map (FIRM) No. 26083C0210A, which has an effective date of 08/01/2003. The project is located in a Special Flood Hazard Area.