



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

▶ **FILE #:** 2-SM-06-F

AGENDA ITEM #: 37

AGENDA DATE: 2/9/2006

▶ **SUBDIVISION:** COLONIAL FOREST

▶ **APPLICANT/DEVELOPER:** GLEN WHITAKER

OWNER(S): GLEN WHITAKER

TAX IDENTIFICATION: 121 O C 9 & 10

JURISDICTION: City Council District 2

▶ **LOCATION:** North side of Northshore Dr, east side of Craig Rd

SECTOR PLAN: West City

GROWTH POLICY PLAN: Inside City Limits

▶ **APPROXIMATE ACREAGE:** 6.09 acre

▶ **NUMBER OF LOTS:** 12

▶ **ZONING:** R-1 (Single Family Residential)

SURVEYOR/ENGINEER: LeMay & Associates

▶ **VARIANCES REQUIRED:**

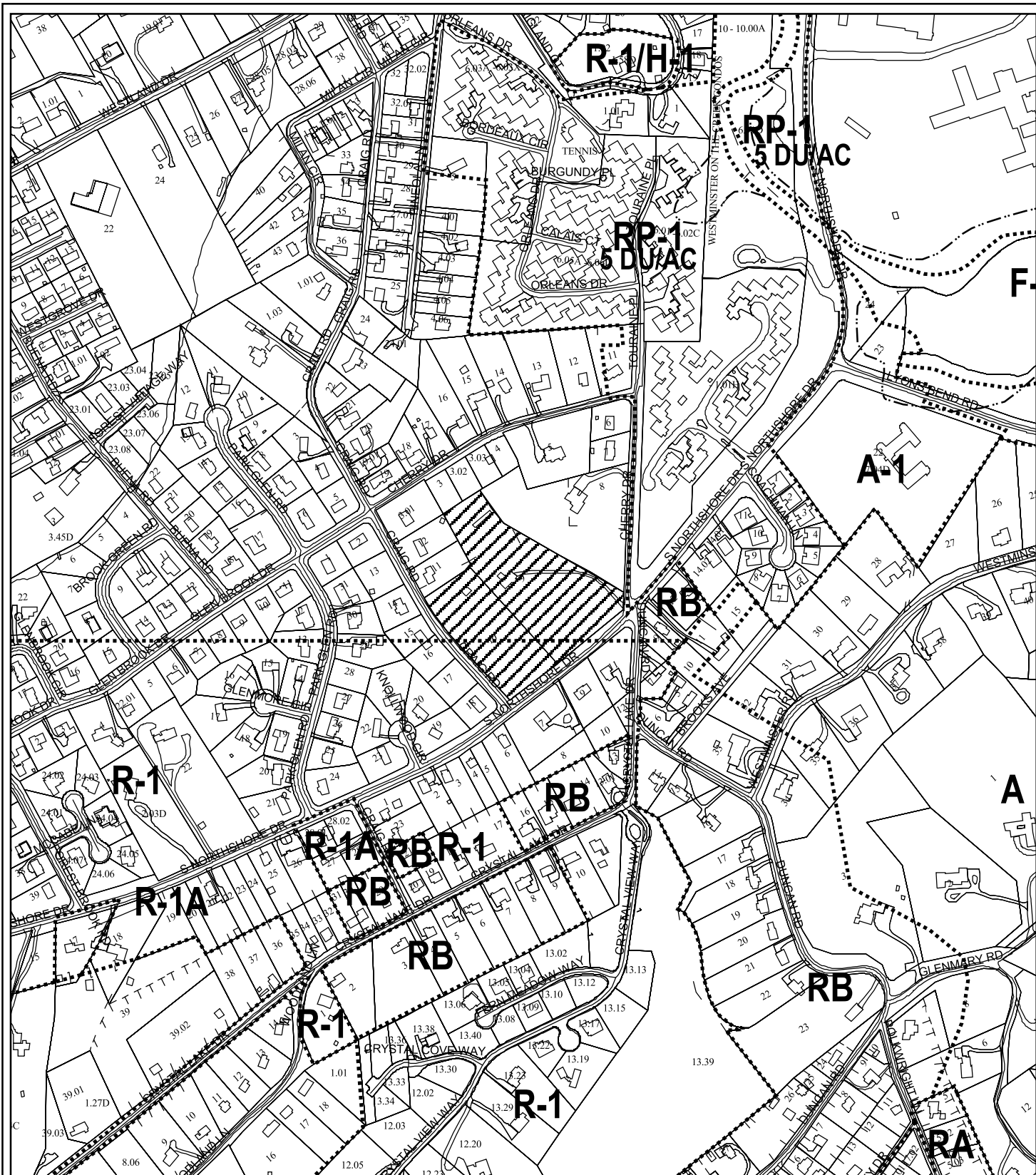
STAFF RECOMMENDATION:

▶ **DENY Final Plat**

COMMENTS:

Staff has recommended denial of this plat because the approved concept plan for this subdivision has expired and a request for other action was not received by correction deadline.

MPC's approval or denial of this request is final, unless the action is appealed to Knoxville City Council. The date of the Knoxville City Council appeal hearing will depend on when the appeal application is filed.



2-SM-06-F
FINAL SUBDIVISION PLAT



Final Plat for: Colonial Forest

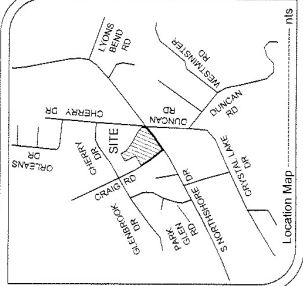
Original Print Date: 01/25/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Subdivision: Glen Whitaker

Map No: 121

Jurisdiction: City





CURVE NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	75.00'	42.41'	28.36'	S 82°47'43" E	37.51'
C2	175.00'	54.89'	27.72'	N 57°36'17" E	54.73'
C3	75.00'	69.55'	14.43'	N 04°02'47" E	133.12'
C4	75.00'	162.78'	37.50'	N 85°04'38" W	67.00'
C5	50.00'	27.82'	27.82'	N 82°43'33" W	48.35'
C6	50.00'	55.31'	27.82'	N 22°22'09" E	52.56'
C7	50.00'	57.64'	23.96'	N 72°09'48" E	103.77'
C8	125.00'	141.16'	79.17'	S 26°09'48" E	133.77'
C9	125.00'	95.76'	50.37'	S 26°07'51" W	93.43'
C10	125.00'	36.06'	18.16'	S 58°20'27" W	35.93'
C11	125.00'	39.27'	19.60'	S 57°36'17" W	39.11'
C12	25.00'	39.27'	25.00'	S 03°36'17" W	35.36'
C13	25.00'	37.39'	23.19'	S 84°14'43" E	34.00'

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

Zoning shown on Official Map _____ By _____ Date _____

NOTE:
A UTILITY EASEMENT EXISTS IN THE CENTER OF THE WATER AND/OR SEWER LINES AS INSTALLED.

OWNER'S RESPONSIBILITY NOTE:
1. The property owner(s) herein is/are responsible for maintaining storm water facilities on this property. Consents: Recorded list, no. _____
2. The property owner(s) herein is/are responsible for the maintenance of the drainage facilities on this property.

VARIANCES/ APPROVED MPC MEETING DATED OCT. 14, 2004
1. Reduce the standard utility and drainage easement from 10' to 5' within the detention basin easement located along S. Northshore Drive.

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION
(I, We) _____ of the County of _____ State of Tennessee, County of _____ do hereby certify that the above described property is the property of _____ and that the property is being dedicated to the public use, purpose and benefit of the people of the State of Tennessee. I further certify that the property is being dedicated to the public use, purpose and benefit of the people of the State of Tennessee. I further certify that the property is being dedicated to the public use, purpose and benefit of the people of the State of Tennessee. I further certify that the property is being dedicated to the public use, purpose and benefit of the people of the State of Tennessee.

GUARANTEE OF COMPLETION OF DRAINAGE SYSTEMS:
I, the undersigned, hereby certify that I am the owner of the above described property and that I have caused the drainage system to be installed and that I have caused the drainage system to be installed in accordance with state and local regulations.



Location Map
S. Northshore Drive
Duncannon Road
Cherry Drive
City of Knoxville
Survey Control
Monument 0744
North 82°09'00" W
North 82°09'00" W
Elev 872.58 (MSVD028)

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N 25°30'43" W	16.55'
L2	S 84°14'43" E	16.55'
L3	S 54°36'17" E	16.55'
L4	S 48°36'17" W	8.46'
L5	N 48°36'17" E	2.94'
L6	S 02°10'17" W	26.70'

OWNER INFORMATION
OWNER: COLONIAL LAND DEV LLC
1234 CREST POINT ROAD
KNOXVILLE, TENNESSEE 37932
865-389-7976

FINAL PLAT
Scale: 1" = 60'
Date: 01-05-2006
Approved by: [Signature]
Down by: Cons

COLONIAL FOREST S/D
District 6 - Ward 51 - City Block 51560
City of Knoxville - Knox County - Tennessee
Sheet 1 of 1
City map 1210, Group C, Parcels 9 & 10
DRAWING NO.: 4283.FP

Signature: _____ Date: _____
City Tax Clerk

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Knox County Trustee

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FAX: (865) 971-0213